



HOUSING SENIORS | CREATING HOPE | PILOTING CHANGE

March 28, 2025

Senator Aaron Woods, Co Chair
Representative David Gomberg, Co Chair
Joint Committee on Transportation and Economic Development
900 Court St NE, S-409
Salem, OR 97301

RE: Support for HB 5011 and POPS 504 and 505 Homelessness Prevention Resources

Co-Chairs Woods and Gomberg, and Members of the Committee:

Thank you for the opportunity to share testimony, on behalf of Northwest Pilot Project, in strong support of Policy Option Packages 504 and 505, the Homelessness Prevention Package in the Oregon Housing and Community Services Agency Budget. These POPs will allocate \$173.2 million to ensure continuity of emergency rent assistance and community-based and culturally specific services designed to prioritize prevention of eviction and homelessness across Oregon communities.

Northwest Pilot Project (NWPP) is a social service agency with over five decades of experience in providing housing stabilization services to low and very low-income older adults, age 55 and over, experiencing or at risk of homelessness in Multnomah County. As direct service providers, we frequently see the critical and transformative impacts of homelessness response and prevention dollars in our community, and yet we know that these programs must grow in order to meet the level of need and effectively stabilize housing for more low-income Oregonians.

Oregon renters are the fifth most cost burdened in the nation,¹ and our eviction crisis is growing with more than 27,000 cases filed last year.² Approximately 88% of evictions are because tenants cannot afford Oregon's high rents.³ As housing costs rise, more families are being pushed into crisis. Oregon families are on the brink, and we must act now with real solutions.

¹ "No State Has an Adequate Supply of Affordable Rental Housing for the Lowest-Income Renters," National Low Income Housing Coalition, March 2025. <https://nlihc.org/gap>

² "Statewide: Latest Eviction Data," Evicted in Oregon, March 17, 2025. <https://www.evictedinoregon.com/statewide-latest-eviction-data>

³ "Statewide Eviction Landscape," Oregon Law Center, February 2025. <https://olis.oregonlegislature.gov/liz/2025R1/Downloads/CommitteeMeetingDocument/289200>

The impacts of this crisis fall hardest on specific populations:

- Families with children facing impossible choices between rent and other basic needs;
- Black and Latine renters who encounter discriminatory barriers to securing and keeping housing; and
- Older adults, who are the fastest-growing group losing their homes.

The eviction interventions we have created are making a difference for thousands of Oregonians. Connecting people to eviction prevention services is a proven approach to ensure people can stay housed and prevent the cascade of negative consequences when families become homeless.

We urge the Legislature to replenish the funding for proven eviction prevention programs provided by local community organizations that understand local needs, including community action agencies and culturally specific service providers. The critical investments in POPs 504 and 505 include:

- **Emergency rent assistance to prevent homelessness: \$109M** is the minimum amount of rent assistance necessary to prevent evictions over the next two years.
- **Homelessness prevention services: \$63.2M** to support housing navigation services, landlord tenant education and outreach, legal services, tenant supports, eviction prevention, tenant advocacy, and rapid rehousing services.

We encourage the Legislature to support HB 5011 and continue making significant investments to rehouse and prevent homelessness for more Oregonians. Thank you for your time and consideration.

Sincerely,

Yoni Kahn
Advocacy Director
Northwest Pilot Project