



May 7, 2025

Joint Committee on Ways and Means  
Subcommittee on Capital Construction  
Oregon State Capitol  
900 Court St NE  
Salem, OR 97301

## **Re: Support for SB 531 and housing investments**

Co-Chairs Nosse and Girod, and Members of the Committee:

Local communities need your help. Across the state, and here in our community, families are falling through the cracks as their rent and cost of living rise while their incomes are not keeping up. The Oregon Legislature has been a proven partner to local communities year over year, and I urge you to continue that partnership and support of housing investments included in SB 5531.

### **Tools for Communities to Preserve Affordable Housing**

Across the state, over 8,600 homes are at risk of having their affordability restrictions expire over the next decade. Over 1,330 of those homes are located in Washington County. We have already experience, firsthand, the anxiety this brings. The vulnerable senior residents of Woodspring Apartments came to the County when their units slated to convert to market rate. With support of state investments, the Housing Authority of Washington County purchased Woodspring, committed to decades more of affordability, and assuaged the fears of the existing 172 of extremely low-income households. State investments can support us saving another community like Woodspring, we urge over \$193 million in lottery bonds to preserve affordable housing.

### **Infrastructure to Support New Housing Development**

While we can't lose ground, we must also accelerate the development of new housing at all levels. SB 5531 proposes a \$100 million investment in Business Oregon's Housing Infrastructure and Site Readiness Fund. Unfortunately, the structural revenue constraints of Measure 5 and Measure 50 on property tax receipts have left local jurisdictions unable to afford the pipes and asphalt needed to support expansions to transition, water, and other system necessary for housing development. We simply cannot afford to wave system development charges (SDCs), though we know they are costly to developers looking to open doors.

I urge your support of SB 5531 and a continued partnership with local communities.

Thank you.

Sincerely,  
Molly Rogers, Executive Director  
Washington County Department of Housing Services  
Housing Authority of Washington County