



May 8, 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 5531 and housing investments

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

As Oregon continues to face significant housing challenges, the Oregon Legislature has an opportunity to take crucial steps toward addressing our housing crisis by helping local communities build more housing and supporting the preservation of existing affordable housing.

We, the Housing Advisory Committee for Washington County, is composed of community members, with diverse professional and lived experiences, such as finance, real estate, architecture, and persons assisted by the Housing Authority. Members advise the Housing Authority Board of Directors in Washington County on policy matters, identifies housing issues, and recommends programs and services. We are now sharing our expertise with you – SB 5531 includes two investments key to our work.

First, by investing over \$193 million in the preservation of affordable housing. In Washington County, we saw firsthand the anxiety from vulnerable senior residents of Woodspring Apartments, which where 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. In our community alone, over 1,334 homes are at risk of having their affordability restrictions expire over the next decade. And over 8,600 homes statewide. We urge robust investment in affordable housing preservation.

Additionally, we know that housing of all types is needed. We encourage an investment of \$100 million to seed the Housing Infrastructure Fund to support necessary infrastructure that will lead to housing development. Across our state, local communities struggle to be housing ready. To meet our shared goal of increased housing production as called for in the Oregon Housing Needs Analysis, local communities need resources to prepare for new housing projects. This fund at Business Oregon will help the state expand partnerships and bring new units online.

We, as representatives of the Housing Advisory Committee, urge your support of SB 5531 and needed investments in expanding housing opportunity across the state.

Sincerely,
Melinda Bell, Chair
Ryan Cain, Vice Chair
Members of the Washington County Housing Advisory Committee

Housing Services Department • Executive Division

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