

May 19, 2017

To the Joint Ways and Means Subcommittee on Capital Construction:

I am the executive director of Housing Development Center (HDC), a nonprofit consulting group that helps organizations throughout the state of Oregon provide affordable housing for low-income people.

Since 1993 HDC has worked with more than 60 nonprofits, housing authorities and public jurisdictions to *develop* more than 5,400 *new* units of rent-restricted affordable housing.

But some of the most important work we do is to help our partners *preserve and sustain* Oregon's *existing* affordable housing.

I am writing today in support of SB 5530. This bill provides needed funds to preserve Oregon's existing affordable housing. This tremendously valuable housing ...

- Provides affordable homes to **tens of thousands** of low-income and moderate-income people, many of whom are elderly, disabled and under the age of 18.
- Represents **billions of dollars** in public and private capital investments, and acts as a magnet for **millions more** in annual federal rent subsidies that serve Oregon's lowest-income residents.


But much of this housing is at risk. HDC's asset management team recently studied financial data for 241 rent-restricted affordable housing properties comprising 9,816 units in Oregon, as part of a Meyer Memorial Trust-funded initiative to help 19 owners plan for the future of their housing properties.

Supporting our anecdotal knowledge, we found that a substantial portion of these properties were financially distressed and unable to address mounting physical needs. In many cases, the useful life of a property's building components is shorter than its affordability period.

SB 5530 will help keep our existing affordable housing in service to Oregonians who need it—people like Charlotte. A very-low-income senior resident at Robert Lindsey Tower, a project we helped preserve in Salem, Charlotte can meet her basic food and healthcare needs because she pays only 30% of her income toward rent.

Please include \$100 million in lottery backed bonds in SB-5500 to preserve the affordable homes that we have.

Sincerely,



Joni Hartmann
Executive Director