

**Community
Development
Partners**

May 7, 2021

Joint Ways and Means Subcommittee on Capital Construction
Oregon State Legislature
900 Court Street NE
Salem, OR 97301

Co-Chair Girod, Co-Chair Holvey, and Members of the Committee

I write to you today on behalf of Community Development Partners in support of SB 5534, and the inclusion of \$100 million to preserve and maintain existing affordable in Lottery bonds.

CDP is a mission-driven social benefit corporation working to provide affordable housing solutions statewide. Recently CDP has completed affordable preservation projects in Portland, Salem, Albany, and Corvallis. CDP is also working on new construction affordable housing projects in Portland, St. Helens, Salem, Tigard, Oregon City, Gresham and La Grande.

A safe and stable place to call home is a basic human need.

All Oregonians need a safe, stable, and affordable place to call home. Over the years, we've built thousands of affordable apartment homes in towns and cities across Oregon. Some of these affordable apartment homes were built by private owners using resources from the federal government, including rental assistance which helps households with low incomes to pay the rent every month. In many of our smaller communities, these buildings are the only affordable apartment homes available.

These apartment homes have provided stability, safety, and affordability for area residents for the last thirty-plus years. The people who live in these homes are seniors, people experiencing disabilities, and families just starting out.

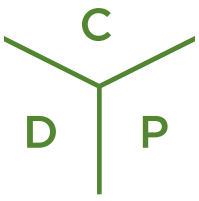
Today, we have the opportunity to reinvest in these homes and ensure they will be safe and available for the next generation. Just like schools or hospitals, affordable rental homes need regular investments to ensure they stay safe for people to live in. Our investments are needed to replace the roof, make repairs to the exterior of the buildings, or to ensure the safety and habitability of these homes for generations to come. Oregon needs to steward these aging homes for future generations without raising rents.

Some recent examples of housing we were able to preserve in partnership with Oregon Housing and Community Services:

Alder House Apartments – State preservation funds enabled us to acquire and renovate 131 units of existing affordable housing in downtown Portland. With funding from OHCS we are able to add permanent supportive housing units to not only preserve Alder House but ensure the most vulnerable in downtown Portland have a housing resource that meets their needs.

Patton Home Apartments – State preservation funds allowed us to acquire and renovate 63-units of historic affordable housing serving seniors on very low incomes in NE Portland. Patton Home's renovation included adding 6 units in unused space, upgrading the units and the onsite commercial kitchen which serves meals to the residents.

We urge your support for the inclusion of \$100 million to preserve and maintain affordable housing in communities across Oregon.



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Thank you for your time and for your service to the State of Oregon.

Sincerely,

Jessica Woodruff
Director of Development