

**DEB PATTERSON
STATE SENATOR
DISTRICT 10**



OREGON STATE SENATE

March 18th, 2025

House Committee on Housing and Homelessness
Oregon State Capitol
900 Court Street NE
Salem, Oregon 97301

Re: Support for House Bill 2964

Chair Marsh, Vice-Chairs Andersen and Breese-Iverson, and Members of the Committee,

My name is Deb Patterson, and I am the State Senator for District 10, which includes South Salem, West Salem, Monmouth, and Independence. Thank you for the opportunity to testify in support of House Bill 2964, which seeks to unlock faith and nonprofit land for affordable housing by expanding eligibility in the Oregon Housing and Community Services (OHCS) Predevelopment Program. This bill is a critical step toward addressing Oregon's ongoing affordable housing crisis by ensuring that underutilized land can be leveraged for much-needed housing development.

Oregon's housing crisis has been decades in the making, and its impacts are felt across the state. Housing costs continue to outpace wages, leaving many low-income families struggling to find stable and affordable places to live. One solution lies in the land owned by faith-based organizations and other nonprofits. Many groups are eager to develop affordable housing on their land but lack the financial resources to complete necessary predevelopment work, such as feasibility studies, land surveys, and community engagement efforts. Without this essential groundwork, these projects cannot proceed to the construction phase.

HB 2964 provides a practical solution by ensuring that faith communities and nonprofits have access to the support they need to prepare their land for housing development. Expanding the OHCS Predevelopment Program will help cover the costs of feasibility assessments and community engagement efforts. By reducing financial barriers, this bill will help unlock hundreds of acres of unused land that could be transformed into housing for Oregon families in need.

HB 2964 is a strategic, cost-effective investment in addressing Oregon's housing crisis. By supporting this bill, the Legislature can help faith communities and nonprofits play a crucial role in expanding affordable housing opportunities statewide. I urge you to pass HB 2964 and help unlock the potential of these properties for the benefit of Oregon families in need.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Deb Patterson". The signature is written in a cursive, flowing style.

Deb Patterson