



March 26, 2025

Senator Khanh Pham  
Chair, Senate Committee on Housing and Development  
900 Court St NE, S-407  
Salem, OR 97301

RE: Support for Senate Bill 51

Dear Chair Pham, Vice-Chair Anderson and Members of the Committee,

The Oregon Housing Alliance urges you to support SB 51, with the -1 and -2 amendments. This legislation takes immediate and longer-term steps to stabilize and preserve Oregon's affordable housing.

The -1 amendment establishes a standing Affordable Housing Preservation Program at OHCS, ensuring that the funding needed to preserve Oregon's affordable homes is consistently documented and communicated to the legislature each biennium.

While the Legislature has consistently invested in the production of *new* affordable homes through the LIFT program, investments in the preservation of our existing housing stock have been insufficient and inconsistent. As a result, some 3,700 affordable homes are at risk of expiring and converting to market rate over the next 5 years. In addition, dozens of manufactured housing parks are put up for sale each year, threatening the homes of thousands of low-income households.

For the new Affordable Housing Preservation Program established by SB 51 -1 to be successful, sufficient bond funding is needed to acquire and rehabilitate affordable homes before they are lost to the market. We call on the Legislature to dedicate at least \$285M for the 2025-2027 biennium to preservation – along with passing SB 51 to establish the framework for those funds to be invested.

The -2 amendment provides property management and asset management capacity for affordable housing properties facing unsustainable cost overruns. These modest investments will have a large impact by reducing vacancies, preventing evictions, and reducing tenant and staff turnover.

Oregon cannot afford to lose the affordable homes we have already invested in. Please pass SB 51, with the -1 and -2 amendments.

Sincerely,

A handwritten signature in black ink, appearing to read "Cameron Herrington". The signature is fluid and cursive, written over a white background.

Cameron Herrington  
Oregon Housing Alliance  
cherrington@neighborhoodpartnerships.org