



April 17, 2025

Senator Fred Girod and Representative Rob Nosse  
Co-Chairs, Joint Subcommittee on Capital Construction  
900 Court St NE, Salem, OR 97301

**SB 5505: General obligation bonds for affordable housing production and preservation**

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

1000 Friends of Oregon<sup>1</sup> urges you to continue investing general obligation bond proceeds to build new affordable homes – for both rental and homeownership – and to also use bond funds to preserve the investment Oregon has already made in existing affordable housing.

While we support SB 5505's proposed investments in the Local Innovation and Fast Track (LIFT) Affordable Rental Housing Program, the Local Innovation and Fast Track (LIFT) Homeownership Program, and the Permanent Supportive Housing Program, we are focused in particular on the significant and growing need to preserve existing affordable homes.

Therefore, we ask the Legislature to dedicate \$285M in bond revenue in the 2025-2027 biennium to preserve existing affordable homes – including both rental housing and manufactured housing parks. Affordable housing preservation can be funded through a mix of general obligation and lottery bonds; we ask the Capital Construction Subcommittee to include at least \$100M in general obligation bonds toward this purpose through SB 5505, in addition to \$185M in lottery bonds as recommended by Governor Kotek.

The Legislature has consistently invested in producing new affordable homes through the LIFT and other programs; however, investments to preserve our existing affordable

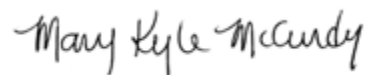
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<sup>1</sup> 1000 Friends of Oregon is a nonprofit, membership organization that works with Oregonians to support livable urban and rural communities; protect family farms, forests and natural areas; and provide transportation and housing choice. 1000 Friends of Oregon has long been involved in advocating for the full implementation of Goal 10, the statewide land use planning goal that sets the Housing objectives for our towns and cities to reach in their land use planning.

housing stock have been insufficient and inconsistent, resulting in deteriorating and outdated units and conversion to market rate housing. Preserving the affordable housing we already have is far more cost-effective than building new housing to replace aging units, and it keeps people in their existing communities.

HB 5505's investments in new rental housing, new homes for homeownership, and new units of Permanent Supportive Housing are urgently needed. A corresponding investment in the preservation of existing affordable housing is required to ensure we are not just treading water, but actually maintaining and adding to the supply of housing that meets the needs of all Oregonians.

Thank you for considering our comments.

A handwritten signature in cursive script that reads "Mary Kyle McCurdy".

Associate Director