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May 2, 2025

To: Joint Committee on Ways and Means – Sub Committee on Capital Construction

Re: Testimony in support of SB 5506

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

Northwest Housing Alternatives (NHA) is a 40-year old nonprofit, mission-focused, community-based housing organization with a portfolio of 2,300 affordable rental homes in communities such as Ontario, Hines, Hermiston, North and NE Portland, SE Portland, SW Portland, and Lake Oswego. I just identified communities that members of this Committee represent, and where NHA has a total of 653 affordable housing homes. As a property owner in your districts, we consider ourselves your constituent.

The funding outlined in SB 5506's investments in Local Innovation and Fast Track (LIFT) Affordable Rental Housing Program, Local Innovation and Fast Track (LIFT) Homeownership Program, Permanent Supportive Housing Program, and bond allocations to Oregon Housing and Community Services.

We for dedicated General Obligation Bonds to preserve existing affordable homes – including both rental housing and manufactured housing parks. Affordable housing preservation can be funded through a mix of GO and Lottery. We ask this Committee to include at least \$100M in GO bonds toward this purpose through SB 5506, in addition to \$185M in Lottery Bonds as recommended by Governor Kotek that is so appreciated.

Representative Nosse, you can attest to the transformation of Hawthorne East in your district as a preservation effort, a thriving 71-unit community for seniors and people with disabilities. Senator McLane, you recall the newly constructed 56-unit River Bend property was the first new development of affordable housing and the largest new construction project in Ontario in 20 years. It has spurred additional new development of a health clinic and food bank next door. Senator Smith, the properties Cottonwood, Juniper, and Ridgeway provide 134 units of affordable housing in Hermiston where we would love to build more. Committee members, in honor of Senator Margaret Carter, are using bond funds to construct 62 units of new senior housing in Senator Frederick's district, under construction today.

On behalf of the families with children, seniors, veterans, and people living with disabilities affordable homes in your districts, and for the future of people with limited incomes in your communities, we support the bond allocations outlined SB 5505 to preserve existing affordable homes, and to create new affordable housing opportunities in communities across the state.

Thank you for your time and consideration,

Trell Anderson  
Executive Director