



WASHINGTON COUNTY

OREGON

March 28, 2025

Joint Committee on Ways and Means
Subcommittee on Transportation and Economic Development
Oregon State Capitol
900 Court St NE
Salem, OR 97301
Re: Support for HB 5011 and housing investments

Co-Chairs Woods and Gomberg, and Members of the Committee:

Members of the Washington County Housing Advisory Committee urges your support of HB 5011, specifically Policy Option Packages 515, 516, and 519. As Oregon continues to face significant housing challenges, these investments represent crucial steps toward addressing our housing crisis through production, support services, and preservation. The Housing Advisory Committee is composed of community members, with diverse professional and lived experiences, such as finance, real estate, architecture, and persons assisted by the Housing Authority. Members advise the Housing Authority Board of Directors in Washington County on policy matters, identifies housing issues, and recommends programs and services.

POP 515 will create 5000 affordable homes and 400 permanent supportive housing units across our state, which will provide stability and opportunity for thousands of Oregonians.

POP 516 will not just provide housing but also supportive services, which is an effective integrative model in addressing chronic homelessness. This approach exists in Washington County with our Heartwood Commons, a permanent supportive housing (PSH) development that used the Project Turnkey model. The Housing Authority of Washington County is actively working on expanding PSH, including in more rural communities like Forest Grove. State investments are necessary to bring this vision to life.

POP 519 will preserve properties with expiring federal rent assistance or restrictions and address urgent physical or financial challenges in affordable housing properties. In our community alone, we estimate that over 1,334 homes are at risk of having their affordability restrictions expire over the next decade, and over 8,600 homes statewide. We understand how vital it is to invest in preservation as a strategy to address our housing crisis.

In addition, POP 530 invests in culturally responsive property management to improve industry outcomes for affordable housing providers. Across the state, property management capacity and quality has impacted residents. By ensuring better support, we can reduce evictions by fostering stronger tenant/property manager relationships.

We, as representatives of the Housing Advisory Committee, urge your support of HB 5011, and your support for all the needed investments in preserving affordable housing across the state.

Sincerely,
Melinda Bell, Chair
Ryan Cain, Vice Chair
Members of the Washington County Housing Advisory Committee

