



Main Office • 340 SE 6th Ave • Portland, OR 97214

March 25, 2025

Sen. Khanh Pham, Chair
Committee Members
Senate Committee on Housing & Development
State Capitol
Salem, OR 97301

Re: SB 51- Preservation Funding

Dear Chair Pham, Vice-Chair Anderson, and Committee Members:

Thank you for the opportunity to provide testimony **in support of Senate Bill 51, with the -1 and -2 amendments**. 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 Oregon's towns and cities to reach in their land use planning. Preserving existing affordable housing is a critical piece of ensuring all Oregonians have a safe, accessible, and affordable place to call home, and SB 51 is part of that.

The -1 amendment establishes a standing Affordable Housing Preservation Program at OHCS. Among other things, the -1 amendment requires OHCS to collect and maintain specified data on affordable housing in Oregon, including the status of existing affordability restrictions and rental assistance contracts at publicly supported housing. OHCS will use this to identify categories of affordable housing at risk of loss, including publicly supported housing with expiring affordability restrictions; and manufactured dwelling parks and publicly supported housing that is in physical or financial distress. This information will ensure that the funding needed to preserve Oregon's affordable homes is consistently documented and provided to the legislature every biennium.

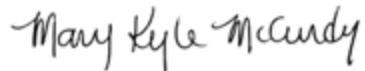
The Legislature has consistently invested in producing new affordable homes through the LIFT program; however, investments to preserve our existing housing stock have been insufficient and inconsistent. As a result, approximately 3,700 affordable homes (representing even more people) are at risk of expiring and converting to market rate housing 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 in SB 51 -1 to be successful, the Legislature also needs to provide sufficient bond funding to acquire and rehabilitate affordable homes before they are lost to the market. As a member of the Housing Alliance, we support its request that the legislature dedicate at least \$285 million in bond funds for the 2025-2027 biennium to preservation – along with passing SB 51 - to establish the framework for those funds to be spent.

The -2 amendment provides urgently needed support for property management and asset management capacity for affordable housing properties facing unsustainable cost overruns. These modest investments will have a large impact in stabilizing the operations of affordable housing properties by reducing vacancies, preventing evictions, expediting move-ins, reducing tenant turnover, and reducing staff turnover.

We urge your support of SB 51, with the -1 and -2 amendments.

Thank you for considering our comments.



Associate Director