

A Resolution of the Washington County Democratic Central Committee

Resolution 2021-003

Regarding the transition of Woodspring apartment status from Affordable Housing to market rate housing

- A. WHEREAS the Washington County Democratic Central Committee (WCDCC) 2020 Platform, Article II, Plank 2 states “We believe all Oregonians have the right to a dignified and secure retirement,” and
- B. WHEREAS the Woodspring Apartment Complex in Tigard OR is owned by Hamilton Zanze Llc (HZLLC) of San Francisco, and the Woodspring Apartment Complex has been Section 42 Affordable Housing (Federal Tax Code) since 1991 and was available to senior citizens making less than 60% of the median income of Washington County, and is currently occupied by senior citizens with an average age of 67 with 55 residents over 80, most with fixed incomes, and
- C. WHEREAS in January of 2020 the owners of Woodspring Apartments notified the City of Tigard of their intention to exit the Section 42 Housing program and that all new leases would require market rate rents beginning in January 2021 ; subsequently in January 2021 HZLLC gave notice to the current residents they were entering a three year adjustment period and that when the period was over new leases would require increased rents determined by market conditions at that time, and
- D. WHEREAS there is a nationwide crisis of the lack of low cost and affordable housing that is reflected in the State of Oregon, the Portland Metropolitan area, Washington County, and Tigard City, and
- E. WHEREAS the State of Oregon, Washington County, the City of Tigard, the Oregon Metro Council and other state jurisdictions are striving to increase the number of low cost housing units available in their jurisdictions, and
- F. WHEREAS current senior tenants of Woodspring and similar facilities have low incomes and significant increases in rent will make it necessary for many current residents, if not most, to attempt to relocate to new apartments

THEREFORE the Washington County Democratic Central Committee (WCDCC) resolves as follows:

- 1) The WCDCC decries these actions by HZLLC and calls for the return Woodspring Apartments to the Section 42 program or to hold the current residents harmless from consequent rent increases for the rest of their lives or until they move from the complex.
- 2) WCDCC calls on the Washington County Commissioners and Washington County Housing Services to not approve any intergovernmental agreement on subsidized housing unless the needs of seniors currently in subsidized housing are specifically addressed.
- 3) WCDCC Calls on the Democratic Party of Oregon to communicate with elected office holders and officials in Oregon State government their objection to the transition of seniors in subsidized housing to market rate housing statewide.
- 4) WCDCC Calls on all parties interested in promoting and preserving low cost housing and housing for low income seniors to oppose dislocating seniors currently living in subsidized housing.
- 5) WCDCC calls on Washington County Commissioners and Washington County Housing Services to act to keep Woodspring tenants and other seniors and residents of subsidized housing from being displaced.

Resolution submitted by Coy Lay. Amended and Approved by the Platform and Resolutions Committee (June 1, 2021) and forwarded to the WCDCC with a "Do Pass" recommendation.