



We build strength, stability, self-reliance and shelter.

February 2, 2026

To: House Committee on Housing and Homelessness

RE: Support for HB 4036

Dear Chair Marsh, Vice-Chair Breese-Iverson, Vice-Chair Andersen and Members of the Committee,

My name is Shannon Tennant and I am the Executive Director of Habitat for Humanity of Oregon. On behalf of our organization and the 23 local Habitat for Humanity affiliates we serve, we urge your strong support for House Bill 4036 to preserve affordable housing opportunities across the state. Oregon took an important first step in 2025 by investing \$50 million in preservation, but we funded less than 20% of the overall need.

Affordable housing in Oregon faces risk across several overlapping categories.

- **Expiring affordability:** Over the next ten years, 87 properties with nearly 3,000 units are at risk due to expiring federal project-based rental assistance. In addition, more than 100 properties with over 5,000 units face other affordability expirations, such as the end of tax credit or state affordability restrictions.
- **Serious physical capital needs:** OHCS has identified about 40 projects with roughly 2,300 units that have major capital needs threatening long-term viability and tenant health and safety.
- **Financial distress:** 273 properties statewide do not consistently generate enough revenue to meet basic debt obligations.

For 50 years, Habitat for Humanity has worked toward the vision of “a world where everyone has a decent place to live”. Many systemic factors make this compassionate vision a challenge to achieve. As licensed home builders, we know that it takes a high degree of funding, acumen, community goodwill and time to construct homes affordable to Oregonians who earn modest incomes. HB 4036 helps to ensure that our state’s housing production initiatives achieve the desired outcomes. We must first repair the bucket’s leaky holes, before we can hope to fill it to the level needed.

HB 4036 will allow \$100M in Article XI-Q bonds to be used for preservation. This will apply to projects that involve acquisition or substantial rehabilitation that require a full refinance, and allows the state to retain sufficient ownership and operational control.

We urge you to support HB 4036 to ensure that our collective efforts successfully expand the supply of homes that align with Oregonians’ actual income levels. Let’s build Oregon communities in which we can all thrive.

Thank you for your dedicated leadership,

A handwritten signature in blue ink that reads "Shannon M. Tennant".

Shannon M. Tennant (FKA: Shannon M. Vilhauer), Executive Director