



MULTIFAMILY NW

The Association Promoting Quality Rental Housing

House Committee on Housing and Homelessness
900 Court St. NE
Salem, Oregon 97301

RE: Support for HB 4036

February 3, 2026

Dear Chair Marsh, Vice-Chair Andersen, Vice-Chair Breese-Iverson & Committee Members:

Preserving existing affordable housing is just as critical as building new homes. My name is Zach Lindahl, Director of Government Affairs for Multifamily NW, which represents nearly 300,000 rental homes across Oregon. Thank you for the opportunity to testify in support of HB 4036.

HB 4036 takes a thoughtful, comprehensive approach to preserving Oregon's existing affordable housing while also supporting the production of new affordable homes.

This bill establishes the Preserve Affordable Homes for Oregon Fund, allowing Article XI-Q bond proceeds to be used to preserve affordable housing that is at risk of loss. Preservation is a critical and often overlooked part of Oregon's housing strategy. Every affordable home we lose deepens the housing shortage and increases pressure on an already constrained system.

By providing dedicated resources to acquire, rehabilitate, and maintain existing affordable housing, this bill helps prevent displacement, extend the life of existing housing stock, and address deferred maintenance that, if left unaddressed, can lead to permanent loss of housing.

HB 4036 also directs the Housing and Community Services Department to work with stakeholders to identify legal and policy barriers that increase the cost and complexity of producing affordable housing. That feedback loop is essential. Understanding what is slowing housing production or driving up costs allows policymakers to focus on solutions that enable more housing to be built efficiently and responsibly.

Taken together, these provisions support both sides of the housing equation: preserving what we have and enabling more housing to be built. That alignment is essential if Oregon is to make meaningful progress toward meeting its housing needs.

Multifamily NW supports policies that strengthen housing stability, protect existing residents, and expand housing supply across the state. HB 4036 does all three, and we appreciate the Legislature's leadership on this issue.

For these reasons, we respectfully urge the committee to support HB 4036.

Thank you for your time and consideration.

Sincerely,

Zach Lindahl
Director of Government Affairs
Multifamily NW