



Habitat for Humanity®

Portland Region

February 4, 2026

RE: Support for HB 4036

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

I am writing on behalf of Habitat for Humanity Portland Region to urge your support for affordable housing preservation and HB 4036. Oregon took an important first step in 2025 by investing \$50 million in preservation, but we funded less than 20% of what's needed.

Affordable rental 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.

Habitat for Humanity Portland Region *as a program* is not impacted by these threats; the homes we build are permanently affordable through the Community Land Trust model; exterior repairs and maintenance are built into the Homeowners' Association (OHA) fee. Nevertheless, our communities are impacted. A healthy housing ecosystem requires preservation of our existing affordable rental housing stock.

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 requiring a full refinance and allows the state to retain sufficient ownership and operational control.

Thank you for your time and consideration.



Sarah Radcliffe, Director of Government Relations
Habitat for Humanity Portland Region