

KHANH PHAM
STATE SENATOR
DISTRICT 23

OREGON STATE SENATE



February 3, 2026

Testimony in Support of HB 4036 – Affordable Housing Preservation

Chair Marsh, and members of the committee,

Thank you, Chair Marsh, for your leadership in bringing HB 4036 forward and for your steady commitment to addressing Oregon's housing crisis with seriousness and care.

As Chair of the Senate Housing and Development Committee, and as a Senator representing Southeast and Northeast Portland, I strongly support this bill. In my district, we are already seeing affordable housing properties under real strain—aging buildings, rising operating and insurance costs, and expiring affordability that put working families, seniors, and people with disabilities at risk of displacement. When these homes are lost, the impacts are felt not just by individual households, but across entire neighborhoods that become less stable and more vulnerable.

I want to be very clear: HB 4036 exists because housing providers, advocates, housing authorities, lenders, and community partners have done the hard work. Over multiple years, they have documented distressed properties, analyzed financing gaps, identified limits in existing bond capacity, and brought forward a thoughtful, workable solution. This bill reflects deep expertise, careful analysis, and a shared commitment to protecting communities.

My office has been deeply engaged with this coalition throughout that process—listening to providers on the ground, reviewing the data, and working alongside partners to understand where current tools fall short and how state policy can respond responsibly.

Preservation protects prior public investments, keeps families housed, and prevents the destabilization of neighborhoods that have taken decades to build. We cannot build our way out of the housing crisis if we allow affordable homes to disappear. Preservation must be a core part of a balanced housing strategy, alongside new production.

I urge your support for HB 4036, and I thank Chair Marsh and the coalition partners for their leadership and persistence in bringing this important solution forward.

Thank you.