



February 3, 2026

To: House Committee on Housing and Homelessness

Re: Testimony in support of HB4036

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

Northwest Housing Alternatives (NHA) is a 40-year-old nonprofit, mission-oriented, community-based housing organization with a portfolio of 2,600 affordable homes in 12 counties across Oregon. On behalf of the families, seniors, veterans, and people living with disabilities who live in NHA's housing, we urge your support for HB 4036, to allocate additional bonding capacity to affordable housing preservation.

Oregon is at risk of losing affordable housing on multiple fronts:

- **Expiring affordability:** Over the next ten years, 87 properties with nearly 3,000 units risk losing the federal project-based assistance that ensures affordable rents. 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:** OHCS estimates at least 273 properties statewide do not consistently generate enough revenue to meet basic debt obligations, often because units are offline due to repair needs or the property incurs regularly increasing maintenance expenses. Few resources exist to ensure the long-term health of these properties.

This statewide risk is reflected in our portfolio, which includes about ten properties over 30 years old with limited improvements to date. Currently these properties compete against themselves and peer developers for the limited Preservation resources reserved for projects in the most critical need.

Affordable housing preservation is a cost-effective way to maintain affordable housing stock for Oregonians across the state, at a time when more and more people need housing options. We urge your support of HB 4036 to allocate \$100m in Article XI-Q bonds for affordable housing preservation.

Thank you for your dedication and thoughtful consideration.

Sincerely,

Trell Anderson, Executive Director