

Submitter: Laura Bower
On Behalf Of: Portland Housing Center
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB4036
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 Portland Housing Center to urge your support for HB 4036 and affordable housing preservation. Oregon took an important first step in 2025 by investing in preservation, but we funded less than 20% of what's needed.

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.

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

Affordable housing preservation works, it's far more cost-effective to maintain our current affordable housing stock than it is to fund new units and then wait for those units to be built.

Preservation is a cost-effective and morally urgent investment that prevents the displacement of low-income Oregonians – while also securing affordable homes for future residents.

Again, I urge you to support HB 4036. Thank you for your time and consideration.

Sincerely,
Laura Bower
Portland Housing Center