



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.

A handwritten signature in black ink, appearing to read "Sarah Radcliffe".

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