



House Committee on Housing and Homelessness
900 Court St NE
Salem, OR 97301

February 3rd, 2026

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

SETA is a non-profit, public service organization dedicated to renters' rights and interests. We provide free community resources, including our free Tenant Hotline, and we directly serve about 240 renter households every month through combinations of several programs.

SETA urges you to join us in support of HB 4036, establishing the HOLD program and ensuring the preservation of Affordable Housing. Oregon took an important first step in 2025 by investing \$50 million in preservation, but we funded less than 20% of what's needed.

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.

From a renter's perspective, preservation means stability. It means children can stay in the same schools, neighbors can rely on each other, and workers can continue living near their jobs. It also helps prevent displacement, which is deeply disruptive and often traumatic - especially with Oregon's low housing supply. Once affordable housing is lost, it is extremely costly and time-consuming to replace. Preserving what we already have is both fiscally prudent and socially responsible.

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

We urge you to join us in support of HB 4036, for this cost effective simple solution to keep low income Oregonians housed.

If you'd like to connect with me, please reach out to tmorris@springfieldeugenetenantassociation.com. Thank you for your consideration.



Sincerely,

A handwritten signature in blue ink that appears to read "Tim".

Timothy Morris
Executive Director
Springfield Eugene Tenant Association