



WASHINGTON COUNTY

OREGON

February 5, 2026

House Committee on Housing and Homelessness
Oregon State Legislature
900 Court Street NE
Salem, Oregon 97301

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

I am writing to express Washington County's strong support for House Bill 4036 and the -2 amendment, which will help our state preserve homes for community members at regulated, affordable rates. Establishing the Housing, Opportunity, Longevity, and Durability Fund (HOLD) and making Article XI-Q Bonds available for affordable housing preservation will have a meaningful impact across Oregon, including in Washington County.

Washington County is home to over 600,000 residents, nearly 400,000 jobs, and thousands of businesses. Our diverse economic landscape includes advanced manufacturing, apparel industry leaders, agriculture, and a small businesses sector that is essential to our communities. In the last four decades, Washington County's population has doubled, increasing the demand for affordable housing and placing significant strain on existing affordable housing resources.

As the Legislature considers the need for affordable housing preservation, Woodspring Apartments in Washington County offers a clear example of the value of the investment before you.

Many of you may remember when senior residents of Woodspring Apartments in Tigard faced a housing crisis. Their homes were a part of an affordable housing community built 30 years prior using the Low-Income Housing Tax Credit program. As this committee knows, that meant the requirement that rents remain affordable for low-income households was expiring.

When residents learned that their rents were no longer protected, they set necessary advocacy in motion to secure state funding to keep their homes affordable. Residents testified to the Washington County Board of Commissioners, who lacked resources to intervene. This led Woodspring residents to come to the Oregon Legislature for help. It worked; they secured state funding. With partnership from OHCS, the Housing Authority of Washington County purchased Woodspring in 2023 and provided certainty of affordability to the 287 residents.

The stress endured by Woodspring residents is something that we can and should avoid with a clear state strategy, dedicated program, and timely investments, such as proposed in HB 4036, that allow Housing Authorities and other mission-driven affordable housing owners to preserve affordability before the point of crisis. These investments are essential to making projects pencil and preventing costly delays.

Renovations and repairs at Woodspring began at the end of 2025 and will extend the lifespan of the 172 affordable homes in 13 buildings for another 30 years, enhancing energy efficiency, improving accessibility, ensuring health and safety for residents, and modernizing living spaces for residents.

The comprehensive improvements include:

- Energy efficiency upgrades: building envelope upgrades, exterior renovation, new siding, roofs, and windows, lowering energy and maintenance costs
- Quality-of-life improvements: new appliances, balcony features, dry wall repair, enhanced ventilation, updated electrical and safety components, radon mitigation
- Accessibility improvements: ADA conversions and safety improvements

The experiences of Woodspring residents illustrate the real-world value of HB 4036 and the tangible impacts these investments can have for communities across Oregon. Thousands of affordable homes are at risk in the coming years. Now is the time to put proactive programs in place to preserve housing and protect our most vulnerable community members.

We urge your strong support for HB 4036 and thank you for your leadership.

Sincerely,

Molly Rogers
Executive Director
Washington County Department of Housing
Housing Authority of Washington County