



DEVELOPING THRIVING COMMUNITIES

February 10, 2026

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

RE: Support for HB 4128

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

My name is Karen Saxe and I work at DevNW, an affordable housing developer and asset- building agency serving Lane, Linn, Benton, Lincoln, Marion, Polk and Clackamas Counties. We embark on comprehensive community development throughout our seven-county service area through services aimed at increasing financial stability for individuals and families as well as through economic and housing development.

We are one of a network of Regional Housing Centers across the state that provide financial, rental and pre-purchase education and counseling to support low- and moderate-income families in becoming first-time homebuyers. Our clients are resilient, they are working at least one, if not more jobs, to put food on the table and pay their bills. As is the case throughout much of Oregon, they are rent burdened by skyrocketing housing costs but continue to prioritize saving for a downpayment.

Despite their hard work to become mortgage ready, the availability of affordable homes for low and moderate-income first-time homebuyers is limited across the state. Affordable homeownership developers, like DevNW, are increasing our development pipelines to create new, affordable homes for ownership—but we cannot build our way out of the housing crisis overnight.

HB 4128 takes a strong step to ensure first-time homebuyers have a fair shot on their journey to homeownership. Thank you for your work to support first-time homebuyers in Oregonians.

Sincerely,

Karen Saxe
Director of Policy, Advocacy and Strategic Relationships
DevNW

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