



February 11, 2026

Joint Committee on Ways & Means, Subcommittee on Capital Construction
900 Court St. NE
Salem, OR 97301

RE: General Obligation Bonds for affordable housing preservation

Dear Co-Chair Girod, Co-Chair Nosse, and members of the subcommittee,

The Oregon Housing Alliance calls on the Legislature to allocate \$100M in General Obligation Bonds for affordable housing preservation in Senate Bill 5702. Through the Housing Opportunity, Longevity and Durability fund (HOLD), these resources will prevent the loss of existing affordable homes across our state, and secure their stability for future generations.

More than 15,000 units of existing affordable housing stand to be lost over the next decade, due to expiring affordability restrictions, unfunded critical repair needs and the sale or closure of currently-affordable manufactured housing parks. At most immediate risk are some 4,400 households living in affordable housing that is scheduled to “expire” (i.e. convert to market-rate) before March 31, 2030. These homes are found in 37 cities, spanning 21 of Oregon’s counties.

Housing preservation is not new: for many years, the Legislature has used Lottery Bonds to preserve affordable rental housing and manufactured housing parks. However, Lottery Bonds have proven too limited and competitive a funding source to reliably meet the scale of preservation needs across the state. In 2025, the Legislature allocated \$52.5M in Lottery Bonds for housing preservation, out of a \$375M need identified by OHCS in its Agency Request Budget. This 86% funding gap leaves thousands of affordable homes at imminent risk of loss.

To fill the gap between the need to protect existing affordable housing and the limited availability of Lottery Bonds, it is essential that the Legislature put General Obligation Bonds in play as an additional tool for OHCS’ longstanding preservation work. That is why the House Housing Committee unanimously passed HB 4036 earlier this week. This bill:

- Authorizes OHCS to use G.O. bonds for preservation through the Housing Opportunity, Longevity and Durability fund (HOLD); and
- Calls for an allocation of \$100M to the HOLD fund, to preserve affordable rental homes and manufactured housing parks across the state.

Legislative Counsel, OHCS and DOJ have affirmed that housing preservation is an allowable use of G.O. Bonds. This week, OHCS delivered a report to the Transportation and Economic Development Subcommittee laying out the criteria they would use to deploy this funding source.

The Oregon Housing Alliance is a statewide coalition of housing providers, tenant organizations, homeless service agencies, local governments, and housing advocates.

We believe every Oregonian deserves a home that is affordable, stable, accessible and safe.
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Preservation transactions that utilize G.O. Bonds will be structured to ensure the state has constitutionally required ownership and operational interests in the property – just as OHCS has successfully done when building new housing through the LIFT program for over 10 years.

By making General Obligation Bonds available for housing preservation, the Legislature can keep thousands of Oregonians housed, and secure thousands of affordable homes for generations to come. Please include \$100M for the HOLD fund in HB 5702.

Sincerely,



Cameron Herrington
Director of Policy & Advocacy
Oregon Housing Alliance

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