



February 12, 2026

RE: Bonds for affordable housing preservation

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

I am writing on behalf of Innovative Housing to urge 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 maintain them for future generations of Oregonians.

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.

Innovative Housing’s portfolio includes several older buildings that have housed low-income Oregonians for decades. After 15-20 years of operations, many affordable properties have repair needs that exceed available reserves but may not rise to the level of needing full redevelopment. Others may require full systems replacement to remain safe and habitable. In either case, access to preservation funding is critical to maintain Oregon’s affordable housing stock. We must protect the investments we have already made and the homes that people already live in. Without preservation funding, we are going to lose affordable housing.

Investments in housing preservation are 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, it is essential that the Legislature allocate General Obligation Bonds 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 that thousands of Oregonians call home.

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

Sincerely,

Sarah J. Stevenson

Executive Director
Innovative Housing, Inc.