



February 13, 2026

Joint Committee on Ways and Means
Subcommittee on Capital Construction
Oregon State Legislature
900 Court Street NE
Salem, Oregon 97301

Dear Co-Chairs Girod and Nosse, Members of the Committee,

I am writing to express Washington County's strong support for establishing the Housing, Opportunity, Longevity, and Durability Fund (HOLD) and making Article XI-Q Bonds available for affordable housing to help our state preserve homes for community members at regulated, affordable rates.

Oregon is at a critical inflection point. Thousands of regulated affordable homes across our state are approaching expiration of their affordability protections in the coming years. If we do not act now to preserve these homes, we will face far higher costs later, both financially and socially, as units convert to market rate and displace community members who have no other options for safe, secure, affordable housing. Preservation is not only more cost-effective than new construction, but also faster and more stabilizing for the families and seniors who rely on these homes.

We recognize that the Legislature is faced with very difficult funding decisions this year but ask for your leadership on developing this coordinated statewide strategy by developing the HOLD Fund. This would allow Oregon to move from reactive preservation efforts to a proactive, strategic plan that secures long-term affordability. With a predictable funding structure and clear implementation framework, we can provide certainty to property owners, non-profit partners, local governments, and residents alike.

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 SB 5702, 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 the HOLD Fund investment and the tangible impacts this can have for communities across Oregon.

We respectfully urge the Legislature to make this investment now and to pair it with a long-term preservation strategy that ensures regulated affordable homes remain stable for decades to come. Washington County is committed to being a constructive partner in this work, and we look forward to collaborating with you as you develop a framework that protects housing stability statewide.

Sincerely,

Molly Rogers

Executive Director

Washington County Department of Housing

Housing Authority of Washington County

