



# HOUSING ALLIANCE

March 25, 2021

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

Dear Chair Fahey, Vice Chair Morgan, Vice-Chair Campos, and members of the Committee:

I am writing to you today on behalf of the Oregon Housing Alliance to express our support for HB 3275, which would help support permanently affordable homes by allowing for an exemption from a portion of property taxes for homeowners with low incomes.

The Oregon Housing Alliance is a coalition of ninety organizations from all parts of the state. Our members have come together with the knowledge that housing opportunity is the foundation on which all of our success is built – individual success as students, parents, workers, and community members as well as the success of our communities. We represent a diverse set of voices including affordable housing developers, residents of affordable housing, local jurisdictions, and organizations working to meet basic needs in every corner of our state.

We believe that all Oregonians need a safe, stable, and affordable place to call home.

Today, we simply don't have enough affordable homes for people who need them in communities across Oregon. People – our neighbors and members of our community – are struggling with homelessness, housing instability, rent burdens, and to make ends meet and put food on the table.

As housing prices continue to rise, and with the average home in Oregon averaging over half a million dollars, the task of maintaining affordable homeownership options becomes an increasingly difficult one. In many communities across Oregon, community land trust organizations are working to develop more affordable homes to purchase. Community land trusts commonly own the home underneath the home, in order to make the home permanently affordable. Community land trusts use a shared equity model in which the homeowner agrees to sell the home to another income qualified buyer. HB 3275 would exempt a portion of the property taxes to reflect the role in ownership that a non-profit community land trust holds, thereby making the home more affordable.

Reducing or eliminating property tax obligations for certain homes established under a permanently affordable model is a practice already observed by several counties in Oregon, and this bill would require the practice across the rest of the state.

HB 3275 is a step forward in ensuring permanent affordable homeownership opportunities for Oregonians across the state. We urge your support, and thank you for your time and service to our state.

Sincerely,  
Loren Naldoza  
On Behalf of the Oregon Housing Alliance

## **Housing Alliance Members**

1000 Friends of Oregon  
211info  
Aging in the Gorge  
Benton Habitat for Humanity  
Bienestar  
Bradley Angle  
BRIDGE Housing  
CASA of Oregon  
Central City Concern  
Chrisman Development  
Church Women United of Lane County  
City of Beaverton  
City of Creswell  
City of Eugene  
City of Forest Grove  
City of Hillsboro  
City of Hood River  
City of Portland  
City of Tigard  
Coalition of Community Health Clinics  
Coalition of Housing Advocates  
Common Ground OR-WA  
Community Action Partnership of Oregon  
Community Action Team  
Community Alliance of Tenants  
Community Housing Fund  
Community Partners for Affordable Housing  
Community Vision  
Cornerstone Community Housing  
Ecumenical Ministries of Oregon  
Enhabit  
Enterprise Community Partners  
Fair Housing Council of Oregon  
FOOD for Lane County  
Habitat for Humanity of Oregon  
Habitat for Humanity Portland/Metro East  
Hacienda CDC  
Housing Authority of Clackamas County  
Housing Development Center  
Housing Oregon  
Human Solutions  
Immigrant & Refugee Community Organization  
Impact Northwest  
Innovative Housing, Inc.  
Interfaith Alliance on Poverty  
JOIN  
Lane County Health and Human Services  
League of Women Voters of Oregon  
Lincoln County  
Looking Glass Community Services  
Mainstream Housing, Inc  
Metro  
Mid Columbia Housing Authority  
Native American Youth and Family Center (NAYA)  
Neighborhood Economic Development Corp. (NEDCO)  
Neighborhood Partnerships  
NeighborImpact  
NeighborWorks Umpqua  
Network for Oregon Affordable Housing  
Northwest Housing Alternatives  
Northwest Pilot Project  
Oregon AFSCME Council 75  
Oregon Center for Christian Voices  
Oregon Center for Public Policy  
Oregon Coalition on Housing & Homelessness  
Oregon Council on Developmental Disabilities  
Oregon Food Bank  
Oregon Housing Authorities  
Oregon Law Center  
Partners for a Hunger-Free Oregon  
Portland Community Reinvestment Initiatives  
Portland Homeless Family Solutions  
Portland Housing Center  
Proud Ground  
Raphael House  
REACH CDC  
Rogue Action Center  
St. Vincent de Paul of Lane County, Inc.  
ShelterCare  
Sisters Habitat for Humanity  
Sponsors, Inc.  
SquareOne Villages  
Street Roots  
Transition Projects  
Turning Point  
Washington County  
Welcome Home Coalition  
Willamette Neighborhood Housing Services