

COURTNEY NERON
STATE REPRESENTATIVE
DISTRICT 26



HOUSE OF REPRESENTATIVES
Testimony in Support of HB 2653

January 24th, 2023

Chair Dexter, Vice-Chairs Gamba and Helfrich, and members of the House Committee on Housing and Homelessness,

Just outside of my district, in Tigard, is a housing complex that has been subsidized and affordable for seniors on fixed income for the past 30 years. Unfortunately, the federal contract expired recently and the owner sold it to investors who can legally increase the rent to market rate. In doing so, the 170+ residents of the Woodspring Apartments are now at risk of having nowhere to go. The residents of Woodspring are primarily seniors on fixed-income and depend on subsidized housing, but sadly, after their housing units lost their affordability protections, the complex was sold to investors, and the residents will be paying market-rate-rent by 2024.

When this happens, it not only destabilizes the immediate residents, but it also destabilizes the surrounding communities, who do not have housing inventory to absorb the displaced residents. Although my colleagues (Senator Jama, Senator Patterson, and Representative Hoy) and I were able to successfully advocate for OHCS funding to subsidize the rent payments of the residents as they look elsewhere for housing, rent relief is a mere band-aid solution on a problem that deserves a long-term fix. **We must find ways to preserve the affordable housing inventory that currently exists, or we run the risk of building more inventory only to have current supply vanish.**

The list of affordable housing units with soon-to-expire subsidies in Oregon includes:

- Belleau Woods expires 12/31/22 Beaverton, 64 Units
- Bristol Woods I expires 12/31/22 Gresham 60 Units
- Bristol Woods II expires 12/31/22 Gresham 60 units
- Heritage Place expires 12/31/22 McMinnville 60 units
- McKenzie Meadow Apartments expires 12/31/22 Springfield 100 units
- Parkview Commons expires 12/31/22 Warrenton 36 units
- Crossroads (fka Ontario Auto Court) expires 03/26/23 Ontario 9 units
- Village East (Salem) expires 06/17/23 Salem 112 units
- Dawson Park Plaza expires 12/31/23 Portland 67 units
- Hilltop Apartments expires 07/29/24 Astoria 22 units
- Haven expires 10/12/24 Klamath Falls 8 units
- Rose City Center Apts expires 10/15/24 Portland 55 units
- Sage Court expires 12/31/24 Hermiston 36 units

For families to live, work, learn, and thrive, every family needs a safe and stable place to call home. As Oregon's affordable housing crisis intensifies, **we know that there are many more affordable housing communities that will soon have expiring affordability protections**, putting tenants at risk of losing their homes. We need additional tools and resources to help ensure that we do not lose our affordable housing supply.

HB 2653 creates an effective tool to help keep these homes affordable through a tax incentive that encourages owners of publicly supported housing to sell their property to a preservation-focused housing provider. The bill requires the purchaser to agree to a 30-year restricted use period and caps rent at 80% of area median income, while capping the annual tax credit to \$3 million. Housing is at the core of our well-being and provides families, children, and seniors with stability. This is good public policy that incentivizes long-term retention of affordable housing and provides stability for our families, seniors, and communities at large.

I urge your support and passage of HB 2653.

A handwritten signature in black ink that reads "Courtney Neron". The signature is fluid and cursive, with "Courtney" on top and "Neron" below it, both starting with a capital letter.

Representative Courtney Neron

House District 26 | Wilsonville, including the Charbonneau district, King City, Sherwood, Tigard/Bull Mountain, and Parrett Mountain

