



January 20, 2023

RE: SUPPORTING HB 3032 TO INCREASE HOUSING SUPPLY

Dear Representative Dexter and Members of the Committee:

On behalf of Proud Ground, this letter is to express our enthusiastic support of the Home Share for Oregon Act (HB 3032), and we urge you to vote for this important legislation. We all know that Oregon's housing crisis requires an all-hands-on deck approach and every tool available must be applied. I wish we could attend the hearing to express emphatically that given that we must leverage the fact that there are 1.5 million owner occupied homes with a spare bedroom available. If just 2% of those homes could house 30,000 people affordably and provide financial resilience for vulnerable homeowners who are at risk of losing their homes. This act is a welcome step toward increasing the immediate housing supply. No new development needed, no additional subsidy required. ***Oregon need these kinds of creative solutions that promote community and the sharing of available resources.***

As you will hear from the leaders of this effort, 40% of all Oregonians 65 years and older say they are at risk of losing their homes. Homeownership is considered a cornerstone of the American dream and a path towards intergenerational wealth. However, the goal of homeownership and building wealth is under threat as our seniors, most of whom are on fixed incomes, find themselves severely mortgage burdened, and struggling to keep their homes. The Home Share for Oregon Act is a unique opportunity to provide support for mid-low-income homeowners, as well as mid-low income renters, at the same time, and it increases housing supply for all.

Proud Ground is Oregon's largest community land trust working to provide homeownership opportunities to working families who were historically left behind the market or who simply cannot save for a down payment in this economy. ***Home Share is a brilliant and sustainable way to give lower to moderate-income individuals a safe and warm place to call home while helping senior retain their homes.*** We know how challenging it is to match families, with units and the necessary subsidy to make homeownership a reality for so many and we – along with our homeownership partners cannot make real headway without new approaches. The Proud Ground team knows the realities of gaining homeownership and retaining a home given the current cost of repairs. This legislation makes sense!

The Home Share for Oregon Act is basic. Any homeowner living in an owner-occupied home who is willing to rent a spare bedroom long term for \$1,000 per month or less, is absolved from the income tax burden on the additional earned income. It's simple and will have minimal effect on tax revenues – especially compared to the cost of the instability caused by losing a home late in life.

To reiterate the points you will hear on the measure, please review the following:

I. KEY PROVISIONS BENEFITING OREGON'S HOMESEEKERS AND HOMEOWNERS

- A. **Increases housing supply.** For every homeowner who signs up to home share, it reduces the need for an apartment.

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- B. **Prevents homeowner displacement.** Many homeowners struggle to make mortgage payments. HB 3032 builds financial resilience for homeowners at risk of foreclosure.
- C. **Prevents Homelessness.** HB 3032 increases options for mid-low-income homeowners, increases mid-low income housing stock, and prevents the trauma of homelessness before it starts.
- D. **Supports a Balanced Economy.** Small businesses throughout Oregon are struggling to pay workers the wages they need to cover housing. HB 3032 helps to lower the cost of living so that small employers can thrive with a talented workforce.

We appreciate your efforts to secure Oregonians' health and well-being through safe and stable housing. We would welcome the opportunity to tell you more about why we support this and other needed reforms to protect Oregonians from foreclosure, homelessness, and instability.

Sincerely,

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