



Coos-Curry/North Bend City
Housing Authority

Linn Benton Housing Authority

Home Forward (Multnomah County)

Homes for Good (Lane County)

Housing Authority of Clackamas County

Housing Authority of Douglas County

Housing Authority of Jackson County

Housing Authority of Lincoln County

Housing Authority of Malheur County

Housing Authority of the County of Umatilla

Housing Authority of Washington County

Housing Authority of Yamhill County

Housing Works (Central Oregon)

Josephine Housing & Community
Development Council

Klamath County Housing Authority

Linn Benton Housing Authority

Marion County Housing Authority

Mid-Columbia Housing Authority

Northeast Oregon Housing Authority

Northwest Oregon Housing Authority

Salem Housing Authority

Vancouver Housing Authority

West Valley Housing Authority

24 March 2025

Housing Authorities of Oregon testimony support HB 3236

To: Chair Marsh, Vice-Chair Andersen, Vice Chair Breese-Iverson and Members of the House Committee on Housing and Homelessness:

The Housing Authorities of Oregon are, collectively, the largest providers of affordable housing in the state of Oregon. There are 22 Housing Authorities that serve all 36 counties. Our goal is to provide a safe, affordable place for Oregonians with low incomes to call home.

The Housing Authorities of Oregon support HB 3236 with the -3 amendments.

When affordable housing is built, we know that the rent collected will not cover all the costs of operating and maintaining the building. For that reason, we set aside a portion of the funding to cover the difference between the operating cost and debt service vs. the projected rental income.

In order for this to work, we have to make assumptions about inflation on items like insurance, workforce and building maintenance. Historically, these assumptions have worked well... until the pandemic. Inflation, coupled with climate impacts to insurance rates have shredded the presumptions built into the financial plan for all of our affordable housing, and we are gravely concerned about the stability of many affordable housing projects across the state.

HB 3236, with the -3 amendment, responds to this problem.

The Oregon Affordable Housing Tax Credit provides private banks with a tax credit in exchange for below market interest rates on debt for affordable housing. The current practice is to pass this savings onto tenants, making rents even lower than is statutorily required. But the -3



HAO advocates for policies and resources that create safe,
stable housing options for all Oregonians haoregon.org

also allows for the savings to be used to help stabilize projects in financial distress or preserve projects in need of physical repair.

While the scale of this solution won't stabilize all of the projects that need help in our state, it will make a big impact and we strongly urge the committee to adopt the -3 amendment and pass HB 3236 out of committee.

I thank you for the opportunity to provide testimony and am happy to answer any questions you may have.

For further information, please contact:

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