



Tuesday, January 24, 2022

Sheila Stiley, Board chair – NW Coastal Housing

Kymberly Horner, Vice-chair - Portland Community Reinvestment Inc.

Rachael Duke, Secretary - Community Partners for Affordable Housing

Kristy Rodriguez, Treasurer - Housing Authority of Malheur & Harney Counties

Trell Anderson – Northwest Housing Alternatives

David Brandt - Housing Works

Wakan Alferes - Homes for Good

Rita Grady – Polk CDC

Maria Elena Guerra - Farmworker Housing Development Corp

Nkenge Harmon Johnson – Urban League of Portland

Brad Ketch – Rockwood CDC & Community Dev. Corp. of Oregon

Erica Mills – NeighborWorks Umpqua

Shannon Vilhauer – Habitat for Humanity Oregon

Representative Maxine Dexter
Chair, House Housing and Homelessness Committee
900 Court St NE, H-283
Salem, OR 97301

Dear Chair Dexter and members of the Committee:

Housing Oregon endorses the Home Share for Oregon Act (HB 3032) as a creative strategy to increase housing supply, prevent homeowner displacement, prevent homelessness and support a balanced economy in communities across Oregon.

As the membership-based statewide association of affordable housing nonprofit developers committed to serving and supporting low-income Oregonians across the housing needs spectrum – from homeless to homeowner – Housing Oregon urges you to support HB 3032 benefiting both Oregon's home seekers and homeowners.

Oregon's housing crisis requires an all-hands-on deck approach. Currently, there are 1.5 million owner occupied homes with a spare bedroom available. A 2% penetration 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 and building financial resilience for mid-low-income homeowners.

Further, 40% of all Oregonians 65yo+ say they are at risk of losing their homes. Home ownership is considered to be the American dream and one of the paths towards intergenerational wealth. However, the goal of home ownership and building wealth is quickly being threatened 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, in one fell swoop and increase housing supply for all.

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.

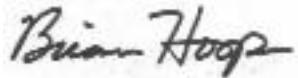
Housing Oregon sees this proposal as complementing our focus on the production of new affordable housing supply. For every homeowner who signs up to home share, it reduces the need for a new apartment. We need multiple strategies to address the current crisis as production of new units alone will not resolve the affordable housing shortage for everyone.

HB 3032 benefits both Oregon's home seekers and homeowners. Many homeowners struggle to make mortgage payments. HB 3032 builds financial resilience for homeowners at risk of foreclosure while also increasing options for mid-low-income homeowners, increasing mid-low-income housing stock, and preventing the trauma of homelessness before it starts.

Lastly, it supports a balanced economy by supporting small businesses throughout Oregon who 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.

Thank you very much for your consideration of our comments, and for your service to our state. You can reach me at 503-475-6056 or brian@housingoregon.org.

Sincerely,



Brian Hoop
Executive Director
Housing Oregon