



Our mission: to create self-managed communities of low-cost tiny homes for people in need of housing.

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House Committee on Housing
Oregon State Legislature

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

On behalf of SquareOne Villages, I am writing to express our support for HB 3275 which will help create more affordable housing in Oregon by providing for a partial property tax exemption when that housing is burdened by an affordable housing covenant requiring permanent affordability.

You are certainly all aware of the housing crisis we have in our state. This is particularly acute for low-income residents. SquareOne Villages began as a transitional shelter program using a non-congregate model of sleeping cabins and shared facilities. We were stunned to discover that the wait time for our clients to get into true housing was often over five years. We decided, therefore, to begin building our own to increase the supply of homes for small households of one or two individuals for whom the housing supply is grossly inadequate.

SquareOne now has two affordable housing projects, one in Eugene and one in Cottage Grove, consisting of 36 units, and we have a third project of 60 units in development. By combining the benefits of a co-op housing model, a community land trust, tiny homes and strong community involvement, we are able to get our rents down to the level that someone at 50% of Area Median Income or below can afford to pay without waiting for a Section 8 voucher or other public assistance. We are literally moving people from living on the street to a decent, safe and attractive home. When considering studies which have shown that it can cost a community anywhere from \$10,000/year and up to provide services to unhoused individuals, this type of housing literally saves more money than the taxes assessed on the property. Even though HB 3275 would lower the tax revenue from a property, the financial benefit it creates for a community is actually much greater than any loss in revenue. More affordable housing of this nature will improve the quality of life of the residents as well as the quality of life for our entire communities while saving public resources, a win/win for all.

We encourage you to support HB 3275.

Dan Bryant
SquareOne Villages