

REPRESENTATIVE ANNESSA HARTMAN
HOUSE DISTRICT 40



OREGON HOUSE OF REPRESENTATIVES

Chair Marsh, Vice-Chairs Andersen and Breese-Iverson, and members of the Committee,

I am writing to express my strong support for HB 3503 because I believe homeownership is a pathway to stability and generational wealth—something that should be within reach for working families in Clackamas County and across Oregon. But right now, homeownership is slipping further and further out of reach for too many Oregonians.

In Clackamas County, we have scattered, publicly owned housing that is aging, costly to maintain, and at risk of being lost to the private market. Without intervention, these homes could be sold to the highest bidder, converted into high-priced rentals, and taken off the table for families looking for a way into homeownership.

HB 3503 presents a better path—one that keeps these homes in the hands of our communities and makes them permanently affordable. Through this pilot project, the Housing Authority of Clackamas County will sell these properties at an average cost of \$350,000 per home to Community Land Trust developers. The developers will then perform essential rehabilitation—such as roof replacements, insulation upgrades, and energy efficiency improvements—to ensure the homes are safe, sustainable, and mortgage-ready.

This pilot project will create 70 new permanently affordable homes in Clackamas County—homes that will remain affordable in perpetuity through the CLT model, which removes land costs from the equation and establishes a resale formula that ensures each home is sold at an affordable price for future buyers. Unlike a traditional home sale, where affordability lasts only until the next buyer enters the market, the CLT model ensures that these homes remain attainable for future generations.

These are the bold, practical investments we need to tackle our housing crisis. Instead of losing these homes to the private market, we are protecting them as a community resource. Instead of pushing working families further from homeownership, we are creating a real pathway for them to buy a home, build equity, and put down roots in the communities where they work and raise their families.

Oregon cannot afford to keep losing affordable housing stock, and HB 3503 is an opportunity to make sure we don't. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Annessa Hartman".

Representative Annessa Hartman
House District 40 – Gladstone, Oregon City, North Clackamas County