



HOUSING ALLIANCE

April 12, 2021

House Committee on Revenue
Oregon State Legislature
900 Court Street NE
Salem, OR 97301

Dear Chair Nathanson, Vice Chair Reschke, Vice-Chair Pham, and Members of the Committee:

I am writing to you today on behalf of the Oregon Housing Alliance to express our support for HB 3364, which would help maintain existing affordable housing stock in the State of Oregon.

The Oregon Housing Alliance is a coalition of ninety organizations from all parts of the state. Our members have come together with the knowledge that housing opportunity is the foundation on which all of our success is built – individual success as students, parents, workers, and community members as well as the success of our communities. We represent a diverse set of voices including affordable housing developers, residents of affordable housing, local jurisdictions, and organizations working to meet basic needs in every corner of our state.

We believe that all Oregonians need a safe, stable, and affordable place to call home.

Today, we simply don't have enough affordable homes for people who need them in communities across Oregon. People – our neighbors and members of our community – are struggling with homelessness, housing instability, rent burdens, and to make ends meet and put food on the table. For countless families and individuals, particularly from Black, Indigenous or other communities of color, access to a safe, stable, and affordable home is further out of reach than it has ever been.

As you know, privately held affordable housing is required under an affordable housing covenant to remain affordable for a number of years – most often thirty to sixty years. After a period of compliance has ended for an affordable housing development, its owner under current law would be able to opt out of affordability provisions, and could begin raising rents towards market rate, putting into jeopardy the currently available supply of affordable housing, and the financial well-being of its residents, families and individuals, who potentially could be priced out of their communities.

The Legislature has passed several laws in recent years to limit this risk for residents and communities, by requiring a right of first refusal if the owner is interested in selling, and other provisions which require advanced notice. The Legislature has also invested tens of millions of dollars to preserve, maintain, and rehabilitate housing over the previous decade and a half.

HB 3364 aims to offer an additional solution that would help to preserve existing affordable homes in the State of Oregon. An owner of affordable housing would be able to sell their property to a buyer that would maintain its affordability by renewing restrictive covenants on the property for an additional thirty years. The seller would in turn receive a credit on their state capital gains tax obligations as incentive for selling their property to a purchaser who would maintain affordability restrictions.

HB 3364 is an opportunity to help create a win-win scenario between owners of privately-held affordable housing reaching the end of their restricted use period, and current residents of affordable housing. The Oregon Housing Alliance urges your support of HB 3364. Thank you for your time and service to our state.

Sincerely,
Loren Naldoza
On Behalf of the Oregon Housing Alliance

Housing Alliance Members

1000 Friends of Oregon
211info
Aging in the Gorge
Benton Habitat for Humanity
Bienestar
Bradley Angle
BRIDGE Housing
CASA of Oregon
Central City Concern
Chrisman Development
Church Women United of Lane County
City of Beaverton
City of Creswell
City of Eugene
City of Forest Grove
City of Hillsboro
City of Hood River
City of Portland
City of Tigard
Coalition of Community Health Clinics
Coalition of Housing Advocates
Common Ground OR-WA
Community Action Partnership of Oregon
Community Action Team
Community Alliance of Tenants
Community Housing Fund
Community Partners for Affordable Housing
Community Vision
Cornerstone Community Housing
Ecumenical Ministries of Oregon
Enhabit
Enterprise Community Partners
Fair Housing Council of Oregon
FOOD for Lane County
Habitat for Humanity of Oregon
Habitat for Humanity Portland/Metro East
Hacienda CDC
Housing Authority of Clackamas County
Housing Development Center
Housing Oregon
Human Solutions
Immigrant & Refugee Community Organization
Impact Northwest
Innovative Housing, Inc.
Interfaith Alliance on Poverty
JOIN
Lane County Health and Human Services
League of Women Voters of Oregon
Lincoln County
Looking Glass Community Services
Mainstream Housing, Inc
Metro
Mid Columbia Housing Authority
Native American Youth and Family Center (NAYA)
Neighborhood Economic Development Corp. (NEDCO)
Neighborhood Partnerships
NeighborImpact
NeighborWorks Umpqua
Network for Oregon Affordable Housing
Northwest Housing Alternatives
Northwest Pilot Project
Oregon AFSCME Council 75
Oregon Center for Christian Voices
Oregon Center for Public Policy
Oregon Coalition on Housing & Homelessness
Oregon Council on Developmental Disabilities
Oregon Food Bank
Oregon Housing Authorities
Oregon Law Center
Partners for a Hunger-Free Oregon
Portland Community Reinvestment Initiatives
Portland Homeless Family Solutions
Portland Housing Center
Proud Ground
Raphael House
REACH CDC
Rogue Action Center
St. Vincent de Paul of Lane County, Inc.
ShelterCare
Sisters Habitat for Humanity
Sponsors, Inc.
SquareOne Villages
Street Roots
Transition Projects
Turning Point
Washington County
Welcome Home Coalition
Willamette Neighborhood Housing Services