



Member Organizations

1000 Friends
AFSCME Local #3135
Bienestar
CASA of Oregon
Central City Concern
City of Ashland
City of Beaverton
City of Corvallis
City of Eugene
City of Gresham
City of Portland
City of Tigard
Clackamas Community Land Trust
Clackamas County
Clackamas Housing Action Network
Coalition for a Livable Future
Community Action Partnership of Oregon
Community Action Team, Inc.
Community Alliance of Tenants
Community Housing Fund
Community Partners for Affordable Housing
Ecumenical Ministries of Oregon
Enterprise Community Partners, Inc.
Habitat for Humanity of Oregon
Homeless Families Coalition
Housing Advocacy Group of Washington Co.
Housing Development Center
Impact Northwest
Interfaith Committee on Homelessness
Lane County Legal Aid and Advocacy Center
League of Women Voters of Oregon
Lincoln County
Manufactured Home Owners of Oregon, Inc.
Metro
Multnomah County
NAYA Family Center
NeahCasa
Neighborhood Economic Development Corp.
Neighborhood Partnerships
Network for Oregon Affordable Housing
Northwest Community Land Trust Coalition
Northwest Housing Alternatives
Oregon Action
Oregon Council on Developmental Disabilities
Oregon Coalition on Housing & Homelessness
Oregon Food Bank
Oregon Housing Authorities
Oregon Opportunity Network
Partners for a Hunger-Free Oregon
Portland Community Reinvestment Initiatives, Inc.
Portland State Univ., Student Legal & Mediation Services
Proud Ground
REACH CDC
Rogue Valley CDC
Rose CDC
Rural Community Assistance Corp.
St. Vincent DePaul of Lane County
Shelter Care
Sisters Of The Road
Umpqua CDC
Washington County
Willamette Neighborhood Housing Services

Mark Nelson, Erica Hagedorn
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Testimony in Support HB 2354

House Revenue Committee
March 24, 2010

MEASURE: HB 2354
EXHIBIT: E
HOUSE REVENUE COMMITTEE
DATE: 3/24/2011 PAGES: 7
SUBMITTED BY: JANET BYRD

My name is Janet Byrd, and I am the Executive Director of Neighborhood Partnerships, which convenes the Housing Alliance. The Housing Alliance is a coalition of organizations from across the state that have come together out of concern for those in our communities that do not have a safe, stable, and affordable place to call home, or access to a community that provides a range of opportunities and services. We know that we all benefit when our neighbors have full access to opportunity.

We know that across Oregon, renters are faced with the hard choice of paying for rent or for other necessities. I have provided with my testimony some fact sheets for selected counties that illustrate this. In the face of this need, we need to maintain the tools and strategies that work to make housing accessible to all Oregonians. One such tool is to allow local governments to exempt affordable housing properties from paying property taxes.

HB 2354 extends the sunset on ORS 307.540 to 307.548, which allows local communities to exempt affordable housing developments from paying local property taxes. HB 2354 proposes that the sunset be extended from the current date of July 1, 2014 until July 1, 2027, and makes no other changes to the law.

Property taxes make up a substantial portion of the operating costs of affordable housing. This exemption allows local jurisdictions to choose to support affordable housing in their communities by granting property tax exemptions for housing owned by non-profit organizations that provide homes to low-income households. In turn, rents are reduced for residents.

As you have heard, this program is used by several cities across Oregon. In these communities that have chosen to adopt this local exemption, non-profit corporations may apply for the exemption with their local jurisdiction. They renew their application annually, and must show that the housing to be exempted remains occupied by those making 60% of area median income or less. The local government can also end their exemption at any time by repealing the ordinance adopting the program.

We all benefit from a community in which residents have access to opportunity and a safe, stable place to call home. In addition, renters with low incomes and non-profit housing developers benefit from this exemption. Renters with low incomes benefit through lower rents and housing they can afford. Non-profit housing developers benefit by being better able to fulfill their mission.

We know that affordable housing is a key to stable and thriving communities. Affordable housing gives people an opportunity to build better lives. It provides the foundation for adults to access employment, for kids to succeed in school. Local jurisdictions that see the value of stable housing should have the option of providing this support to low income families and others who most need our support to thrive. We urge you to support HB 2354. Thank you for your time and consideration.



How can we protect people affected by the economic downturn in Benton County?

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Benton County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

Over half of renters in Oregon are unable to afford a two-bedroom apartment at market rents.

Over 200,000 Oregonians had at least one child in every classroom who experienced homelessness.

A worker earning minimum wage in Oregon has to work more than 40 hours a day, seven days a week, just to afford a two-bedroom apartment in Oregon.

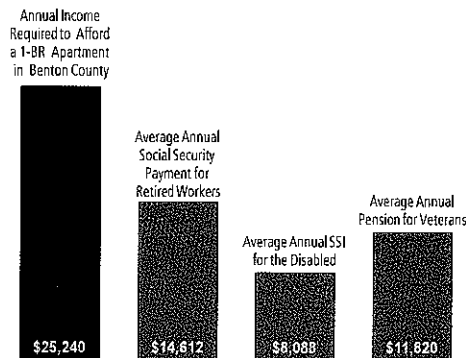
Many Oregonians are struggling with unemployment. For all of 2010, twenty-three percent of Oregonians were unemployed, since February 2010, more than one in five Oregonians have been unemployed.

Want to know more?

Call the Housing Alliance at 503-226-3001 or visit online at oregonhousingalliance.org

HOMELESSNESS

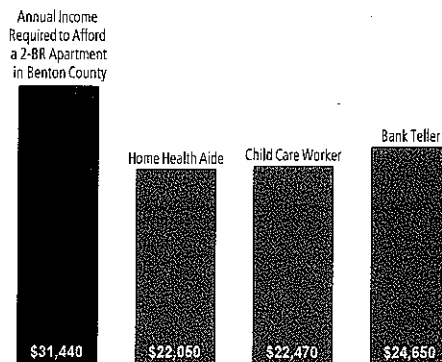
In Benton County, people on fixed incomes—seniors and people with disabilities—can't afford a one bedroom apartment at market rate. In Benton County, an average of one student in every classroom was homeless during the 2009–2010 school year.



Average Incomes of Benton County's Most Vulnerable Citizens

STRUGGLING TO RENT

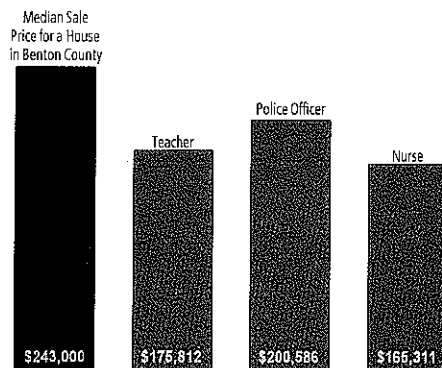
Benton County's hard-working families should not have to choose between rent, groceries and medicine. In Benton County, one out of every 15 people was unemployed in October 2010.



Average Incomes of Benton County's Working Families

STRUGGLING TO OWN

Despite the drop in housing prices, homeownership continues to be out of reach for many. Foreclosures and high unemployment also owning a home this out of reach for too many Oregonians. In Benton County, one out of every 55 loans were either in foreclosure or 90+ days delinquent as of January 2010.



Average Home Price that Benton County's Working Families Could Afford



How can we protect people affected by the economic downturn in Lane County?

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Lane County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

More than half of renters in Lane County are unable to afford a two-bedroom apartment at market rents.

More than one in five students in Lane County had at least one child in their classroom who was homeless during the 2009-2010 school year.

More than one in five Oregonians are working more than 40 hours a week just to afford a two-bedroom apartment in Oregon.

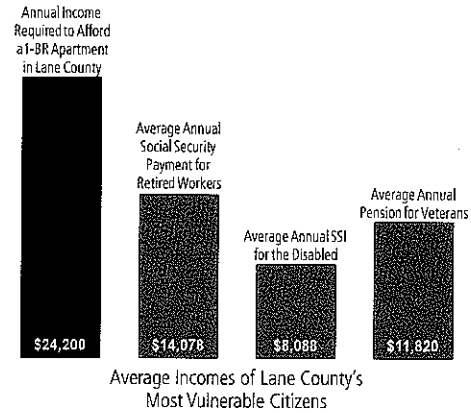
More than one in five Oregonians are struggling with unemployment. For all of the past twenty-three months since February 2010, more than one in five Oregonians have been unemployed.

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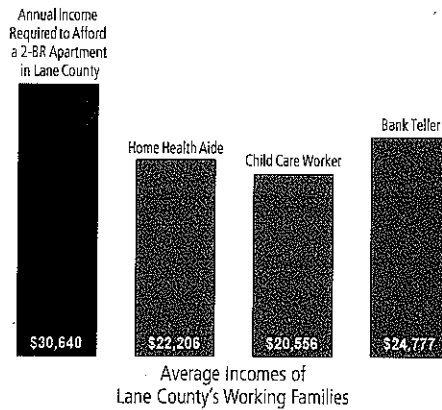
HOMELESSNESS

In Lane County, people on fixed incomes—seniors and people with disabilities—can't afford a one bedroom apartment at market rate. In Lane County, an average of one student in every classroom was homeless during the 2009-2010 school year.



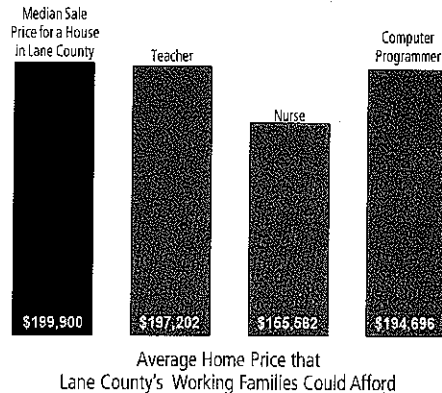
STRUGGLING TO RENT

Lane County's hard-working families should not have to choose between rent, groceries and medicine. In Lane County, one out of every 10 people was unemployed in October 2010.



STRUGGLING TO OWN

Despite the drop in housing prices, unemployment and a wave of foreclosures continue to make owning a home difficult for too many Oregonians. In Lane County, one out of every 26 loans were either in foreclosure or 90+ days delinquent as of January 2010.





How can we protect people affected by the economic downturn in Linn County?

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Linn County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

Over half of renters in Linn County are unable to afford a two-bedroom apartment at market rents.

In the 2009-2010 school year, at least one child in every classroom in the region experienced homelessness.

A worker earning minimum wage in Oregon would work more than 40 hours a day, seven days a week just to afford a two-bedroom apartment in Oregon.

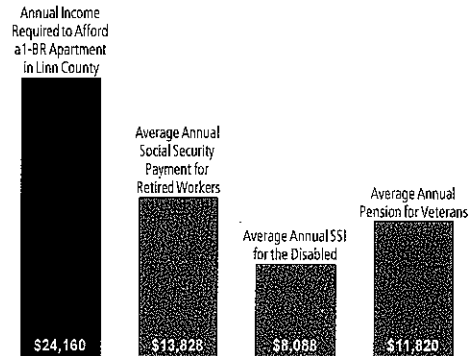
For many Oregonians, the recession has led to struggle with unemployment. For all of Oregon, in the last twenty-three months since February 2009, more than one in five Oregonians have been unemployed.

Want to know more?

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HOMELESSNESS

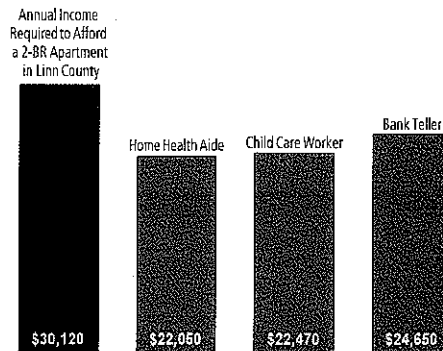
In Linn County, people on fixed incomes—seniors and people with disabilities—can't afford a one bedroom apartment at market rate. In Linn County, an average of one student in every 2 classrooms was homeless during the 2009-2010 school year.



Average Incomes of Linn County's Most Vulnerable Citizens

STRUGGLING TO RENT

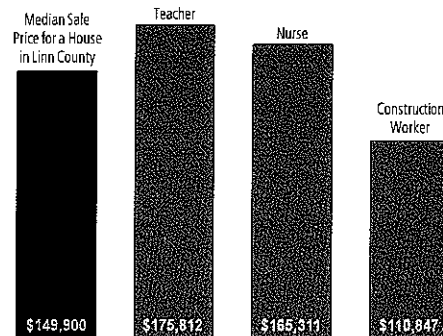
Linn County's hard-working families should not have to choose between rent, groceries and medicine. In Linn County, one out of every 8 people was unemployed in October 2010.



Average Incomes of Linn County's Working Families

STRUGGLING TO OWN

Despite the drop in housing prices, unemployment and a wave of foreclosures continue to make owning a home difficult for too many Oregonians. In Linn County, one out of every 21 loans were either in foreclosure or 90+ days delinquent as of January 2010.



Average Home Price that Linn County's Working Families Could Afford



How can we protect people affected by the economic downturn in Multnomah County?

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Multnomah County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

Half of renters in Oregon are unable to afford a two-bedroom apartment at market rents.

In the 2009-2010 school year, at least one child in every classroom in the region experienced homelessness.

A worker earning minimum wage in Oregon would have to work more than 40 hours a day, seven days a week just to afford a two-bedroom apartment in Oregon.

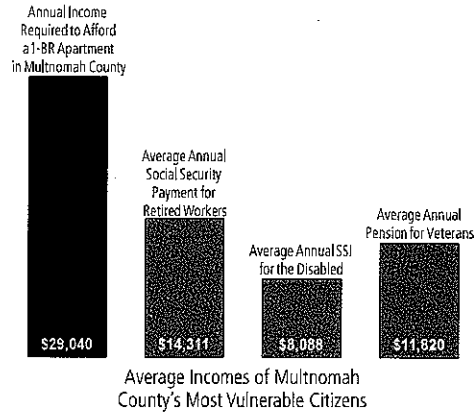
For every Oregonian who is able to find employment, twenty-three others are unemployed. This is the highest unemployment rate in Oregon since February 2003. More than one in five Oregonians have been unemployed.

Want to know more?

Contact the Housing Alliance at 503-226-3001 or visit online at oregonhousingalliance.org

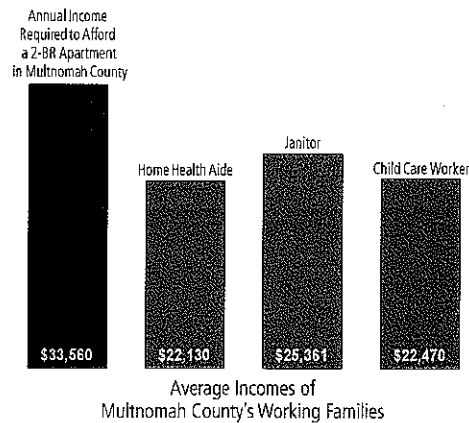
HOMELESSNESS

In Multnomah County, people on fixed incomes—seniors and people with disabilities—can't afford a one bedroom apartment at market rate. In Multnomah County, an average of one student in every classroom was homeless during the 2009-2010 school year.



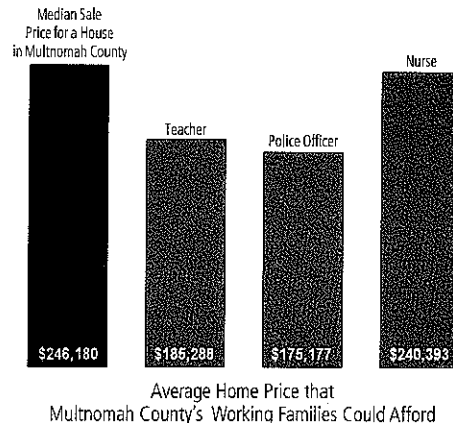
STRUGGLING TO RENT

Multnomah County's hard-working families should not have to choose between rent, groceries and medicine. In Multnomah County, one out of every 11 people was unemployed in October 2010.



STRUGGLING TO OWN

Despite the drop in housing prices, homeownership continues to be out of reach for many. Foreclosures and high unemployment also place owning a home out of reach for too many Oregonians. In Multnomah County, one out of every 21 loans were either in foreclosure or 90+ days delinquent as of January 2010.





How can we protect people affected by the economic downturn in Polk County?

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Polk County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

Only half of renters in Oregon are unable to afford a two-bedroom apartment at market rents.

In the 2009-2010 school year, at least one child in every classroom in Oregon experienced homelessness.

A worker earning the minimum wage in Oregon has to work more than 40 hours a day, seven days a week, just to afford a two-bedroom apartment in Oregon.

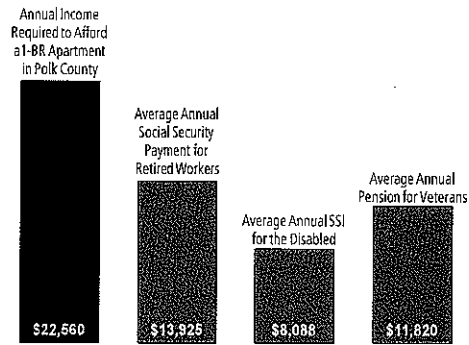
For many Oregonians, it's not just the struggle with employment. For all of the past twenty-three months (since February 2009), more than one in five Oregonians have been unemployed.

Want to know more?

Contact the Housing Alliance at 503-226-3001 or visit online at oregonhousingalliance.org

HOMELESSNESS

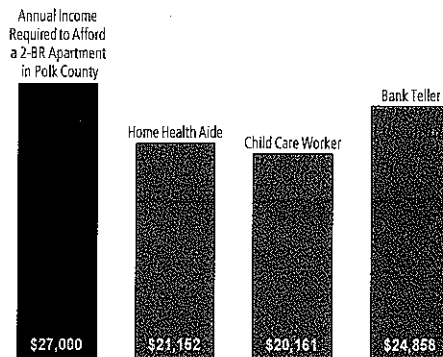
In Polk County, people on fixed incomes—seniors and people with disabilities—can't afford a one bedroom apartment at market rate. In Polk County, an average of one student in every classroom was homeless during the 2009-2010 school year.



Average Incomes of Polk County's Most Vulnerable Citizens

STRUGGLING TO RENT

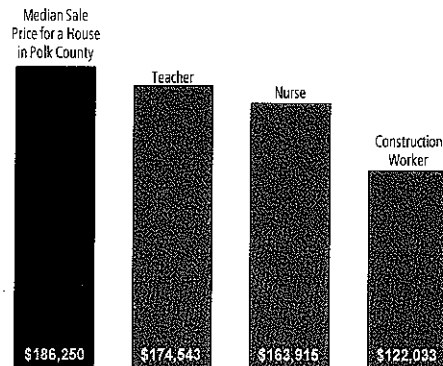
Polk County's hard-working families should not have to choose between rent, groceries and medicine. In Polk County, one out of every 12 people was unemployed in October 2010.



Average Incomes of Polk County's Working Families

STRUGGLING TO OWN

Despite the drop in housing prices, homeownership continues to be out of reach for many. Foreclosures and high unemployment also place owning a home out of reach for too many Oregonians. In Polk County, one out of every 23 loans were either in foreclosure or 90+ days delinquent as of January 2010.



Average Home Price that Polk County's Working Families Could Afford



How can we protect people affected by the economic downturn in Washington County?

We know housing gives people an opportunity to build better lives. Our communities are better and stronger when everyone has a safe and affordable place to call home. In Washington County, the recession has left our neighbors at risk of foreclosure and homelessness.

Quick Facts

Approximately half of renters in Washington County are unable to afford a two-bedroom apartment at market rents.

During the 2009-2010 school year, at least one child in every classroom in Washington County experienced homelessness.

A worker earning the minimum wage in Oregon would have to work more than 40 hours a day, seven days a week, just to afford a two-bedroom apartment in Oregon.

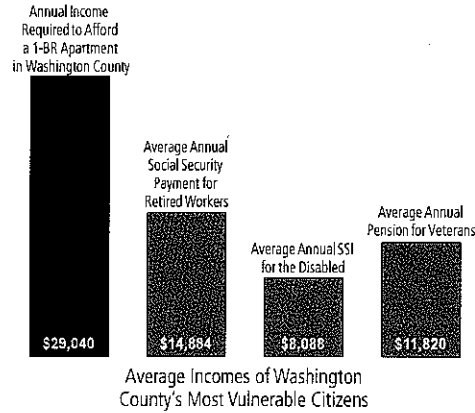
For many Oregonians, the recession has led to a struggle with employment. For all of Washington County, the unemployment rate has risen to twenty-three percent since February 2009. More than one in ten Oregonians have been unemployed for more than 27 weeks.

Want to know more?

Contact the Housing Alliance at 503-226-3001 or visit online at oregonhousingalliance.org

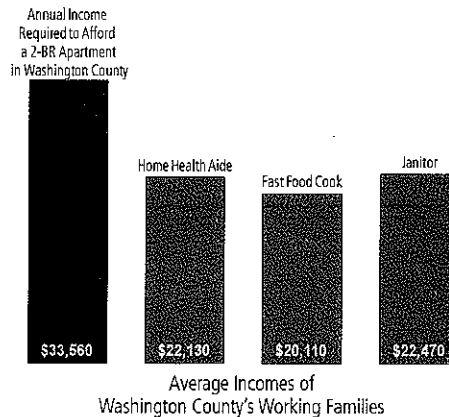
HOMELESSNESS

In Washington County, people on fixed incomes—seniors and people with disabilities—can't afford a one bedroom apartment at market rate. In Washington County, an average of one student in every classroom was homeless during the 2009-2010 school year.



STRUGGLING TO RENT

Washington County's hard-working families should not have to choose between rent, groceries and medicine. In Washington County, one out of every 12 people was unemployed in October 2010.



STRUGGLING TO OWN

Despite the drop in housing prices, homeownership continues to be out of reach for many. Foreclosures and high unemployment also place owning a home out of reach for too many Oregonians. In Washington County, one out of every 23 loans were either in foreclosure or 90+ days delinquent as of January 2010.

