



#### Member Organizations

1000 Friends  
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

## Testimony in Support

**SB 322 A**

May 11, 2011  
House Revenue

MEASURE: SB 322-A  
EXHIBIT: F  
HOUSE REVENUE COMMITTEE  
DATE: 5/11/2011 PAGES: 1  
SUBMITTED BY: JANET BYRD

My name is Janet Byrd. I'm the Executive Director of Neighborhood Partnerships, which convenes the Housing Alliance. The Housing Alliance is a coalition of organizations from across the state that has come together out of a 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.

The Housing Alliance believes that we need a range of approaches and options that bring a variety of partners together to build and maintain affordable housing. One critical tool for affordable housing development is tax exemption for housing that meets public policy goals, including density and proximity to transit.

SB 322 A would extend the sunset on enabling legislation for locally controlled tax exemption programs from 2012 to 2022. By extending the sunset we'll keep an effective, efficient and useful tool to build affordable housing in place.

SB 322 A also allows local governments to create incentives for multiple-unit housing development that serves a wide range of public purposes, including supporting mixed-use development and properties with orientation to transit, green building, allowing space for neighborhood focused retail such as grocery stores, and services such as child care.

The exemption for multi-unit housing in transit oriented districts lowers the operating costs for these housing projects, making development more economically feasible. This small investment can help create healthy communities with a variety of housing plus services available for all residents by offsetting the costs of meeting policy goals.

This tax exemption is subject to local choice. This statute allows but does not require local taxing jurisdictions to adopt a property tax exemption program and to process requests for exemption for specific properties providing public benefits. We know that especially in these challenging fiscal times local governments will closely weigh at the policy benefits against the costs.

The housing developed through this tax exemption creates opportunities for families, allows local governments to better meet the needs of residents, and helps create vibrant communities.

We urge your support of SB 322 A.

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