



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

February 24, 2011
Senate Finance and Revenue

MEASURE: SB 0322
EXHIBIT: C
Senate Finance and Revenue 76th Session
DATE: 02-23-2011 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 maintaining a range of approaches and options that bring a variety of partners together to build and maintain affordable housing will help us create that opportunity. 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 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 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 feasible. This small investment can help create healthy communities with a variety of housing plus services available for all residents.

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.

This tax exemption works. It produces public benefits for communities by encouraging the development of housing that meets defined public benefit goals. The housing developed through this tax exemption creates opportunities for families and communities, and allows local governments to better meet the needs of residents and create vibrant communities.

We urge your support of SB 322.

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