

**Testimony on HB 4103**

**presented**

**By David Roth, Tax Fairness Oregon**

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I just heard about this bill last week. It comes along at a great time for me because my mother-in-law is coming to live with us, and we need to make some improvements to accommodate her. I had figured that it would cost us about \$50,000. Fortunately we could afford it without even needing a loan, but with this bill in place, we'll be able to cover THREE-FOURTHS of the total cost with a tax credit.

The bill grants a 100% credit for the energy improvements. That's nice because we were planning to put in a small, high tech hvac system in her area. We'll also be able to get the 100% ADA credit on the lift that we're planning to install in her stairway and the special low-rise entrance she'll need. The energy and ADA improvements will probably cost us about \$25,000. Then we'll get a 50% credit for the other \$25,000 we're going to spend. So we'll get THREE-FOURTHS of the work done for free. If you're planning to hand out any more free money, please let me know.

There's another funny thing about this bill. It's the short time line. Work must start by the first of May or 90 days after the Legislature closes. What's more, the bill calls for rule-making by the Depts of Revenue, Energy and Human Services. I wouldn't be surprised if the rule-making took up most of those 90 days. If I really needed these credits to make the project work, I wouldn't be confident enough to put together a loan and start the work until the rule-making was done, so I'd know how much of the project would qualify. The window of opportunity would probably slam shut before I had the loan.

The upshot of this timeline is that it's only people like us who'll benefit from the current bill, because we can afford to go ahead by May 1 even if the rule-making doesn't work out the way we expect.