



Member Organizations

211 Info

AFSCME Local #3135

Bienestar

CASA of Oregon

Central City Concern

City of Eugene

City of Gresham

City of Portland

City of Tigard

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

Fair Housing Council of Oregon

Farmworker Housing Development Corp.

Habitat for Humanity of Oregon

Hacienda CDC

Homeless Families Coalition

Housing Advocacy Group of Washington Co.

Housing Development Center

Human Solutions

Impact Northwest

JOIN

Lane County Legal Aid and Advocacy Center

League of Women Voters of Oregon

Lincoln County

Metro

NAYA Family Center

Neighborhood Economic Development Corp.

Neighborhood Partnerships

NeighborWorks Umpqua

Network for Oregon Affordable Housing

Northwest Housing Alternatives

Northwest Pilot Project

Oregon Action

Oregon Food Bank

Oregon Housing Authorities

Oregon Opportunity Network

Partners for a Hunger-Free Oregon

Portland Community Reinvestment Initiatives, Inc.

Proud Ground

Raphael House

REACH CDC

Rose CDC

St. Vincent DePaul of Lane County

Shelter Care

Sisters Of The Road

Street Roots

Transition Projects, Inc.

Washington County

Willamette Neighborhood Housing Services

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HB 2349

Home Buyer Opportunity Limited Tax Exemption

Members of the House Human Services and Housing Committee
900 Court Street, NE, Room 453
Salem, OR 97301

Dear Chair Tomei, Vice Chair Gomberg, Vice Chair Olson, and Members of the Committee:

My name is Janet Byrd. I am the Executive Director of Neighborhood Partnerships, and am speaking today in my role as convener of the Housing Alliance.

The Housing Alliance is a coalition of organizations serving all parts of Oregon. We are concerned about the availability of safe, decent and affordable housing for all Oregon residents. While we are particularly focused as a coalition on advocacy on behalf of Oregonians who have limited incomes, we also know that there is a continuum of housing needs in our communities. Homeownership opportunities for households with modest incomes are an essential piece of the housing continuum. Homeownership still provides the best pathway to household financial resilience and to building a better future for families and communities.

I am here today in support of HB 2349, which would extend the sunset date on the Homebuyer Limited Tax Exemption Program for ten years, until January 1, 2025. The Homebuyer Limited Tax Exemption Program allows cities to choose to offer ten years of property tax abatement to stimulate the construction of modestly priced single family homes -- homes that will have a market value of 120% or less of the median sales price.

Property tax abatements are an essential tool in the toolbox for ensuring that our communities have adequate affordable housing across the continuum of needs. For homeownership, they reduce the cost of ownership for a defined period, while the household presumably gains earning potential or develops equity that might allow a refinance to lower monthly expenses. We also see property tax abatements used with multi-family properties to reduce the operating costs and allow rents to be set at a lower amount.

The City of Portland is requesting this extension, and we support their efforts. The statute requires that cities using this exemption identify public benefits of the program. The City of Portland and Multnomah County have undergone an extensive process to evaluate the benefits and impacts of all tax exemption programs, and set high standards. The City of Portland also sets income limits for purchasers of homes built under this particular exemption program, so the abatement is limited to households making 120% of the Area Median Income.

Once again, the Housing Alliance urges your support of HB 2349.

Thank you for the opportunity to testify, and for your work on behalf of Oregon communities.