



Local Property Tax Exemptions Support Housing Affordability HB 4039

Member Organizations

211 Info
AFSCME Local #3135
Alliance for Family & Housing Success
Bienestar
CASA of Oregon
Central City Concern
City of Corvallis
City of Eugene
City of Gresham
City of Portland
City of Tigard
Clackamas County
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
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
Washington County
Willamette Neighborhood Housing Services

The Housing Alliance urges your support of House Bill 4039.

Too many Oregon families do not have a safe, stable place to call home. Housing gives us the opportunity to build a better life, yet housing is out of reach for many of us. In communities across the state, there isn't enough housing that's affordable to working families, seniors or people with disabilities.

We need to maintain the tools and strategies that work to make housing accessible to all Oregonians. One such tool is to allow local assessors to exempt affordable housing properties from paying property taxes. This lowers costs and makes housing accessible to more community members with low incomes. One statutory tool used in many areas of the state is the general charitable exemption, ORS 307.130, which allows non-profit owned affordable housing to be exempt from property taxes.

In recent months, non-profit housing providers who have been deemed previously eligible for a property tax exemption have begun receiving property tax bills. These properties provide safe, stable, and affordable places to call home for seniors, people with disabilities, and families just starting out. Any property tax bill will likely result in rent increases for residents on fixed incomes, as non profit owners cannot absorb the increased cost.

HB 4039 provides clarity and certainty for affordable housing providers who have been deemed eligible for a property tax exemption under ORS 307.130. The Legislature should pass HB 4039. HB 4039 will simply grandfather in any property that had received the exemption as of July 1, 2012.

Property taxes make up a substantial portion of the operating costs of affordable housing.

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. HB 4039 will provide clarity and certainty to affordable housing providers who have already been deemed eligible for property tax exemptions under ORS 307.130. We urge your support of HB 4039.

Thank you

Janet Byrd
Executive Director of Neighborhood Partnerships
On behalf of the Housing Alliance

Contact us:

Public Affairs Counsel
Mark Nelson, Justen Rainey
PO Box 12945 - Salem, OR 97309
(503) 363-7084

www.oregonhousingalliance.org