



Proven Partners • Thriving Communities • Lasting Value

**Statewide organizations:**

CASA of Oregon  
Cascadia Behavioral Healthcare  
Catholic Charities  
Enterprise Community Partners  
Habitat for Humanity of Oregon  
Housing Development Center  
NOAH (Network for Oregon  
Affordable Housing)  
Northwest Housing Alternatives  
RCAC

**Coast:**

CDC of Lincoln County  
Community Action Team, Inc.

**Central & Eastern Oregon:**

Columbia Cascade Housing  
Community Connection of  
Northeast Oregon, Inc.  
Families Forward/Housing Works  
NeighborImpact  
UGMW Nonprofit Development  
Corporation

**Southern Oregon:**

ACCESS  
Housing Authority of Jackson  
County  
NeighborWorks Umpqua  
United Community Action Network  
(UCAN)

**Willamette Valley:**

Community Home Builders  
Farmworker Housing Development  
Center  
Mainstream Housing, Inc.  
Metropolitan Affordable Housing  
Corp.  
NEDCO  
Oregon Housing and Associated  
Services, Inc.  
Polk CDC  
Salem-Keizer CDC  
St Vincent de Paul of Lane County  
Willamette Neighborhood Housing  
Services

**Portland Metro:**

Bienestar  
Central City Concern  
Community Housing Fund  
Community Partners for  
Affordable Housing (CPAH)  
Downtown Community Housing  
Habitat for Humanity  
Portland/Metro East  
Hacienda CDC  
Home Forward  
Housing Authority of Clackamas  
County  
Housing Authority of Washington  
County  
Human Solutions, Inc.  
Innovative Housing, Inc.  
NAYA Family Center  
Portland Community Reinvestment  
Initiatives (PCRI)  
Portland Housing Center  
Proud Ground  
REACH Community Development  
ROSE Community Development

**In Support of House Bill 4039 – Grandfathering Existing Property Tax  
Exemptions for Affordable Housing Owned by Nonprofits**

House Committee on Revenue – Feb. 6, 2014

Submitted by: John Miller, Oregon Opportunity Network

Chair Barnhart and Members of the Committee:

On behalf of the Oregon Opportunity Network, the statewide association of affordable housing and community development organizations, thank you for the opportunity to weigh in with our support for HB 4039, which would grant the continuation of *current* exemptions for affordable housing owned by nonprofit organizations historically allowed under ORS 301.130.

Maintaining current exemptions helps provide housing stability for vulnerable Oregonians. Because of the complex nature of affordable housing financing, a sudden change in tax status would threaten the viability of maintaining already scarce affordable housing for vulnerable populations, including developmentally disabled adults, children in foster care, seniors and families.

While removing the charitable exemption would be a hardship for the nonprofit organizations who run the housing, more importantly, it would create hardship for their residents. 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 would most likely result in rent increases for residents on fixed incomes. Those increases would not only harm renters, but could cause ripple effects throughout the economies of communities across the state.

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

We also urge that the Legislature take up this matter in 2015 to craft a long-term solution to this critical, complex issue, rather than waiting for the 2018 sunset.

Thank you very much for the opportunity to provide testimony in support of HB 4039, and for your service to Oregon.

Sincerely,

John Miller  
Executive Director