

**Supporting Family Housing Stability – HB 3082
Testimony for Human Services and Housing Committee Hearing – March 11, 2015**

Chair Keny-Guyer and members of the Committee:

Thank you for the opportunity to testify today in support of HB 3082. My name is John Miller and I am executive director of Oregon Opportunity Network, the statewide association of affordable housing and community development nonprofits.

We know that access to safe, decent, affordable housing provides the stability required for long term success. Families who have stability in their homes are healthier, they contribute to local economies, they are able to build family financial strength, and their children are able to succeed in school.

HB 3082 supports family housing stability. It revises statute to provide another local option under which jurisdictions can choose to exempt nonprofit housing from property taxes. This will provide stability for families with low incomes whose income rises slightly during their tenancy. It provides them a smooth transition rather than a “cliff” as they work toward homeownership or private market housing.

Specifically, this bill:

- Allows local jurisdictions newly adopting ORS 307.540 to elect either a 60% Area Median Income cap for residents, or to allow incomes of existing residents to rise above 60% Area Median Income, but no higher than 80% AMI.
- It allows – but does not require – local jurisdictions who already are using the statute, to choose to allow incomes of existing residents to rise above 60% AMI but no higher than 80% AMI. Or, they can simply continue to use the existing statute as they are currently doing.
- And finally, the bill requires reauthorization of the entire tax exemption when it sunsets in June 2027.

In short, HB 3082 creates an additional option under which local jurisdictions can provide nonprofit housing residents with a property tax exemption that is consistent with the jurisdiction’s affordable housing goals – and that is consistent with the value of keeping families stable in their homes as they work toward homeownership and self-sufficiency.

Following me you’ll hear from some of our members and partners, offering brief testimony in support of HB 3082. Thank you very much for your time and for the opportunity to speak to this important bill.