

Supporting Family Housing Stability – HB 3082

We know that Oregon families thrive when they have access to opportunities. And we know that affordable housing and the opportunity for homeownership provides the stability required for long term success. Homes improve health, grow local economies, build family financial strength, and help kids succeed in school.

HB 3082 revises ORS 307.540-548 to provide an additional option under which local jurisdictions can choose to exempt nonprofit housing from property taxes. This option would 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.

The statute currently requires adoption by a local jurisdiction and annual certification by nonprofit organizations that the household income does not exceed 60% of Area Median Income for housing to be eligible for the exemption.

When a family is income qualified at initial occupancy, but their income stabilizes over time and rises by just one dollar over 60% of Area Median Income, even as they are working to afford market rate housing or buy a home, their housing no longer qualifies for the exemption and the nonprofit receives a property tax bill. **Hardworking families can be pushed over this cliff just as they are pulling themselves up and moving out of poverty.**

Jurisdictions that are experiencing rapid market rate rental housing growth and displacement pressures on affordable rental housing want nonprofit housing providers to assist families to stably transition to market housing or be able to buy a home. HB 3082 is a step toward the creation of more inclusive, stable communities.

HB 3082 creates an additional option under which local jurisdictions can provide nonprofit housing with a property tax exemption that is consistent with the jurisdiction’s affordable housing goals. The bill:

- Allows local jurisdictions newly adopting ORS 307.540-548 to elect either the 60% Area Median Income (AMI) cap, or to allow incomes of existing resident to rise above 60% AMI but no higher than 80% AMI.
- Allows but does not require local jurisdictions already using 307.540 to elect to allow incomes of existing resident to rise above 60% AMI but no higher than 80% AMI.
- Requires reauthorization at the sunset of 307.540-548 in June 2027.

Turn the page to read what HB 3082 would help support.

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The following success stories are examples of rental home residents who transitioned successfully to first-time homeownership. Families like these are the Oregonians who would benefit from HB 3082. As residents' income rise slightly, remaining stably housed in their affordable rental home while they complete homebuyer education and self-sufficiency programs provided by local nonprofits helps them in their transition to home ownership.



Betty Mason, a longtime renter and resident in Northeast Portland, made her dream of homeownership come true. She had support from local nonprofit PCRI for first-time homebuyers, including education, hands-on guidance and partnerships such as the Individual Development Account (IDA) program. In 2010, Betty purchased the single-level home of her dreams: close to parks with lots of windows and a big porch like she always wanted.



Before their recent home purchase, Joshua LaRose and his family lived in rental housing for two years. Homeownership help from their nonprofit helped the LaRoses navigate the complicated path to ownership, providing direction, one-on-one consultation and support. Mr. LaRose summed it up this way: "I am no longer paying someone's mortgage with my rent payments. Now I am paying my own mortgage and adding value to my own net worth."



Rachel Allen, former rental housing resident, is pictured here the day she received the keys to her new home. While education about home buying was a journey, Rachel always knew her destination: a home in Portland's North or Northeast neighborhoods, close to family and community and with an easy commute to work. There were times when she wondered if in order to afford a home she would have to move far away from family and work, but with patience and persistence she found the home and location she wanted.