



## Washington County Support HB 3082

### Making sure success continues

Washington County joins other affordable housing advocates in support of HB 3082. It's an adjustment to current law that is needed to provide local housing authorities flexibility and make sure families who are close to housing stability continue on that successful pathway.

In Washington County we believe that families and children prosper in life, at work and at school when they can access the stability of a home. As a result, Washington County in 2010 passed the nonprofit affordable housing tax exemption ordinance to increase the availability of stable affordable housing for low-income families and children.

While this exemption has been successful, low-income families that currently work hard to earn a livable income can quickly exceed the 60% area median income (\$41,600 for a family of four) threshold that qualifies for an exemption. Instead of encouraging a positive work ethic, these families are often displaced into the accelerating high rents of the private market and the loss of family housing stability.

While Washington County is a growing and prosperous county, the growth is far exceeding the housing supply, particularly affordable housing, where the market reflects a very tight 2% vacancy rate. **Instead of increasing housing instability for families that have succeeded in moving out of poverty but are subsequently displaced for earning over 60% AMI, Washington County supports offering a smoother transition for these families to move toward homeownership or private market housing by increasing the threshold up to 80% (\$55,500) AMI.**

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.

We urge the House Human Services and Housing Committee to support HB 3082.