



Deborah Kafoury Multnomah County Chair

501 SE Hawthorne Blvd., Suite 600
Portland, Oregon 97214
Phone: (503) 988-3308
Email: mult.chair@multco.us

April 17, 2015

Senator Sara Gelser, Chair
Senate Committee on Human Services and Early Childhood
900 Court St NE, Hearing Room B
Salem OR 97301

Re: Support for House Bill 3082

I am writing in support of HB 3082, which provides stability for families living in housing operated by nonprofit organizations.

Multnomah County is facing a critical shortage of affordable housing available for low income families. Our county has employed all available tools to incentivize and create development of affordable housing, including granting limited tax exemptions and donating tax foreclosed properties for low income housing purposes. We also provide rental assistance and supportive services to keep families housed.

Under current Oregon statute, families whose incomes are at 60% AMI at initial occupancy of housing can face eviction if their income rises even one dollar over the income limit. In addition, the rental home may no longer qualify for property tax exemption which means the non-profit housing operator is liable for the full amount of property taxes on the housing.

HB 3082 gives local jurisdictions the option of allowing families to remain in the housing as they stabilize and increase their household income up to 80% AMI. The non-profit housing organization can retain the property tax exemption for the property while the family transitions to market rate housing.

I believe that HB 3082 balances our efforts to provide affordable housing to those most in need with our investments in families who are working to attain self-sufficiency. I urge you to support this important legislation to assist low-income families remain in their housing as they work to improve their lives.

Sincerely,

Deborah Kafoury, Chair
Multnomah County