



**Testimony of Janet Byrd, Neighborhood Partnerships  
Senate Judiciary Committee, May 28, 2015  
House Bill 3524 A**

The Housing Affordability Balance and Choice Workgroup met during the 2014 Interim to explore policy actions to support housing choice and opportunity. The Workgroup recommended that action be taken by the Oregon Legislature during the 2015 Legislative Session to increase housing availability and better meet critical needs.

A shortage of buildable land in choice neighborhoods was identified as a barrier to housing choice and affordability. HB 3524 would facilitate the identification and timely transfer of surplus state owned land in communities suitable for housing development.

HB 3524A (with proposed amendments) will require the priority notification of non-profit housing developers and tribes, along with political subdivisions, of the availability of that land for purchase.

Both Oregon Department of Transportation and the Department of State Lands are exempted from this bill in the proposed amendments, because of restrictions on the transfer of their resources.

Specifically, HB 3524 A, will, if the amendments are adopted:

- Give non profit organizations and tribes interested in housing development priority notification when state land becomes available for sale or transfer, along with political subdivisions.

Non-profit housing developers, and tribes through their housing authorities, are accustomed to working with federal, state, and local agencies and to meeting requirements to maintain housing as affordable based on a percentage of area median incomes. Income certification is typically done at move-in and then annually thereafter.

Current requirements governing state funds for affordable housing development require that housing remain affordable for fifty years.



- Incorporate this required notification and possible transfer of property into the current system used by Department of Administrative Services to transfer or sell state owned land.
  
- Require state agencies to offer for sale any real property in their possession or control if:
  - The property is within an urban growth boundary, an urban reserve, a rural community, or an urban unincorporated community (terms defined in Section 2)
  - The property is not being used for a public purpose, **and**
  - The property is not needed for public use within five years