



January 29, 2016

Dear Chair Barnhart and members of the House Committee on Revenue:

I write on behalf of Oregon Opportunity Network, the statewide association of affordable housing and community development nonprofits, in support of HB 4081, which will help keep nonprofit-owned affordable housing stable.

This bill removes the 2018 sunset from HB 4039 passed in 2014, and maintains the previously granted property tax exemption granted by local assessors under ORS 307.130. There will be no new impact on local jurisdiction tax revenues. This bill provides stability and certainty for the existing, already grandfathered exemption.

Our nonprofit member organizations around the state work diligently to leverage multiple funding sources, both private and public, in order to develop and manage financially viable projects that provide long-term affordability. They depend on these property tax exemptions in order to continue to provide a safe, stable place to call home for Oregonians with low incomes, including families, seniors and people with disabilities.

We estimate that about 1,800 of our members' affordable units statewide are impacted. While rates vary widely by county, as an example Northwest Housing Alternatives, an Oregon ON member operating statewide, estimates their annual exemption under ORS 307.130 is \$402,000 for 341 units.

A few other examples from our nonprofit member organizations, both large and small, who depend on this tax exemption for the viability of their affordable housing include:

- Baker City – 24 units managed by Community Connection of NE Oregon
- Jackson County – 40 units managed by ACCESS
- Statewide – 648 units managed by Cascadia Behavioral Healthcare

At a time when we collectively are striving on multiple fronts to tackle the statewide housing crisis, every home makes a difference.

We will continue to participate in workgroups and discussions to work toward a long-term solution in future sessions. In the meantime, we respectfully request approval of HB 4081 in order to keep existing properties financially viable and vulnerable residents stable in their homes.

Thank you very much for your consideration and your leadership.

Sincerely,



Ruth Adkins  
Policy Director

### **Oregon ON member organizations:**

#### **Statewide**

CASA of Oregon  
Cascadia Behavioral Healthcare  
Catholic Charities  
Enterprise Community Partners  
Habitat for Humanity of Oregon  
Housing Development Center  
NOAH (Network for Oregon  
Affordable Housing)  
Northwest Housing Alternatives  
Rural Community Assistance  
Corporation

#### **Central & Eastern Oregon**

Columbia Cascade Housing  
Community Connection of NE Oregon  
Housing Works  
NeighborImpact  
UGMW Nonprofit Development  
Corporation

#### **Coastal**

Northwest Coastal Housing  
Community Action Team, Inc.

#### **Southern Oregon**

ACCESS  
Housing Authority of Jackson County  
NeighborWorks Umpqua  
United Community Action Network

#### **Willamette Valley**

Community Home Builders  
Cornerstone Community Housing  
Farmworker Housing Development  
Corporation  
Housing and Community Services of  
Lane County (HACSA)  
Mainstream Housing, Inc.  
NEDCO  
Oregon Housing and Associated  
Services  
Polk CDC  
St Vincent de Paul of Lane County  
Willamette Neighborhood Housing  
Services

#### **Portland Metro**

Bienestar

BRIDGE Housing  
Central City Concern  
Community Housing Fund  
CPAH  
Habitat for Humanity Portland/Metro  
East  
Hacienda CDC  
Home Forward  
Housing Authority of Clackamas  
County  
Housing Authority of Washington  
County  
Human Solutions, Inc.  
Innovative Housing, Inc.  
NAYA Family Center  
PCRI  
Portland Housing Center  
Proud Ground  
REACH Community Development  
ROSE Community Development  
Sabin CDC

...Plus over 100 businesses, government agencies, community organizations and individuals across Oregon who support our mission.