

April 11, 2017

Dear Chair Barnhart and members of the Revenue Committee:

I write on behalf of Oregon Opportunity Network (Oregon ON) to ask for your support for HB 3260, which would allow coastal counties to ask their voters to consider a tax on short-term rental lodging that is directed toward affordable housing.

Our nonprofit members who work in coastal communities – and around the state – know that a significant part of the housing crisis is the shortage of workforce housing, whether for folks working in the tourist industry, agriculture/aquaculture workers, teachers, healthcare workers, or first responders. This issue is particularly acute in coastal communities, where the vacation home and short-term rental market is having a significant negative impact on the availability of housing that is affordable to people who live full-time and work in the community.

For example, the February 2017 report “Creating a Healthy Housing Market for Tillamook County: Findings and Recommendations for the Tillamook County Housing Task Force” notes:

“...there are 2,266 workers in retail and food services in Tillamook County earning an average wage of approximately \$20,000 per year. However, the number of rental units that can be reasonably afforded by a worker at that wage level (\$500 per month) is nearly ten times smaller than the number of workers – with only 239 such units in 2014.”

The situation is similar in communities up and down the coast: there simply are not enough homes or apartments – either currently available or under development – to meet the need for housing that is affordable to the local workforce.

HB 3260 would not mandate anything and will not cost the state any money. It enables coastal counties to ask their voters to consider enacting a tax of up to 5% on short-term vacation rentals, and directing the revenue to nonprofits or housing authorities to fund affordable housing in their communities.

This is a local control issue – local jurisdictions should be allowed to ask their voters to make decisions that impact their communities. It is crucial that the State enable as many possible tools at the local level that can be used by communities to address their housing needs. Thank you very much for considering our testimony.

Sincerely,



Jerome Brooks
Executive 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

Willamette Valley

Catholic Community
Services Foundation
Community Home
Builders
Cornerstone Community
Housing
Farmworker Housing
Development
Corporation
Housing and Community
Services of Lane County
(HACSA)
Integrated Supports for
Living, Inc.
NEDCO
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.