



HOUSING ALLIANCE

February 6, 2018

House Revenue Committee
Oregon State Legislature
900 Court Street NE
Salem, OR 97301

Dear Chair Barnhart, Vice Chair Smith and Vice Chair Smith Warner:

I am writing to you today on behalf of the Oregon Housing Alliance to express our strong support for concepts included HB 4028 that relate to the Oregon Affordable Housing Tax Credit.

The Oregon Housing Alliance is a coalition of more than eighty organizations from all parts of the state. Our members have come together with the knowledge that housing opportunity is the foundation on which all of our success is built – individual success as students, parents, workers, and community members as well as the success of our communities. We represent a diverse set of voices including residents, local jurisdictions, non-profit housing developers, and organizations working to meet basic needs in every corner of our state.

We believe that all Oregonians need a safe, stable, and affordable place to call home. Today, we simply don't have enough affordable homes for people who need them, and vacancy rates have dropped precipitously towards zero in communities across Oregon. People are struggling with homelessness, housing instability, rent burdens, and to make ends meet and put food on the table. During the last school year, over 22,500 of our school children in grades K – 12 experienced homelessness.

Currently included in HB 4028, Section 4, there is a small technical fix to the Oregon Affordable Housing Tax Credit, or OAHTC. The OAHTC is a proven and effective tool, and since 1989, the OAHTC has helped provide thousands of Oregonians with safe and affordable housing.

One of the uses of the OAHTC is to finance the preservation of manufactured home parks. Manufactured home parks represent a huge source of affordable housing in Oregon. In these instances, the OAHTC would be awarded by Oregon Housing and Community Services to a non-profit developer, a housing authority, or a manufactured home park resident owned cooperative, who would then use the credit to assist in purchasing the park from a private owner.

The fix included in HB 4028 is intended to allow non-profit developers to use a different ownership structure to purchase and preserve the manufactured home park, ensuring it is available and affordable for residents for decades to come. Today, one of the common financing mechanisms is for non-profit developers to utilize a limited liability company or a limited partnership in which they are the controlling entity to own an affordable housing development – whether it be a manufactured home park or a multifamily apartment building.

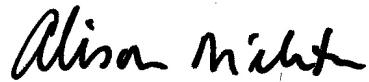
The current law regarding the OAHTC does not allow this structure when it is used to purchase a manufactured home park. It does allow this ownership structure for other uses of the OAHTC such as preserving or building a multifamily apartment building.

We are seeking to fix this oversight in order to ensure we can preserve manufactured home parks using this tool. Today, one non-profit organization in Roseburg is seeking to preserve a manufactured home park using this structure, and is not able to complete the work.

The bill, as currently drafted, does need to be amended. The current bill simply eliminates restrictions on who can use the OAHTC to purchase manufactured home parks, and advocates with technical expertise would prefer to specifically allow the above structure, rather than eliminate all restrictions.

We urge your support of HB 4028, with the amendments outlined above.

Thank you so much for your service to our state,

A handwritten signature in black ink that reads "Alison McIntosh". The signature is written in a cursive, flowing style.

Alison McIntosh
On Behalf of the Oregon Housing Alliance

Housing Alliance Members

1000 Friends of Oregon
211info
A Community Together (Lane County)
Aging in the Gorge
Benton County Health Department
Benton Habitat for Humanity
Bienestar
Bradley Angle
BRIDGE Housing
CASA of Oregon
Central City Concern
Church Women United of Lane County
City of Beaverton
City of Eugene
City of Hillsboro
City of Portland
City of Tigard
Clackamas County
Coalition of Community Health Clinics
Coalition of Housing Advocates
Common Ground OR-WA
Community Action Partnership of Oregon
Community Alliance of Tenants
Community Energy Project
Community Housing Fund
Community Partners for Affordable Housing
Community Vision
Cornerstone Community Housing
Ecumenical Ministries of Oregon
Enterprise Community Partners
Evolve Property Management
Fair Housing Council of Oregon
Farmworker Housing Development Corp.
FOOD for Lane County
Habitat for Humanity of Lincoln County
Habitat for Humanity of Oregon
Habitat for Humanity Portland/Metro East
Hacienda CDC
Housing Authority of Clackamas County
Housing Development Center
Housing Oregon
Human Solutions
Immigrant & Refugee Community Organization

Impact Northwest
JOIN
Lane County Health and Human Services
League of Women Voters of Oregon
Lincoln County
Mainstream Housing Inc.
Metro
Mid-Columbia Housing Authority
Momentum Alliance
NAYA Family Center
Neighborhood Economic Development Corp.
Neighborhood Partnerships
NeighborImpact
NeighborWorks Umpqua
Network for Oregon Affordable Housing
Nightingale Public Advocacy Project
Northwest Housing Alternatives
Northwest Pilot Project
Oregon AFSCME Council 75
Oregon Center for Christian Voices
Oregon Center for Public Policy
Oregon Coalition on Housing & Homelessness
Oregon Council on Developmental Disabilities
Oregon Food Bank
Oregon Housing Authorities
Partners for a Hunger-Free Oregon
Portland Community Reinvestment Initiatives
Proud Ground
Raphael House
REACH CDC
St. Vincent de Paul of Lane County, Inc.
ShelterCare
Sisters Habitat for Humanity
Sponsors, Inc.
SquareOne Villages
Street Roots
Transition Projects
Urban League of Portland
Washington County
Welcome Home Coalition
Willamette Neighborhood Housing Services