



February 2, 20018

**Before the
House Committee on Human Services and Housing**

**In support of
HB 4007 and HJR 201**

Jim McCauley, Government Relations Manager, Washington County

On behalf of Washington County I want to offer our full support for HB 4007 and HJR 201. Both of these legislative proposals can be supported on their own merits. Together they reflect the scale of both policy improvements that need to be made and the value that additional revenue can provide to communities across Oregon.

Improving or fixing the affordable housing problems and challenges we face must include multiple efforts. There is a need for increased revenue to help leverage many resources to build housing projects, emergency housing and shelter needs, market incentives, and continued improvements to Oregon's land use system.

HB 4007

First Time Home Buyer Incentive

The first time home buyer incentive program as outlined by HB 4007 has real value for families, and individuals who are first time home buyers. I recall my first experience with a home purchase in the late 1980s when you could still find a 3 bedroom home for under \$100,000. My wife and I had saved and saved for years in order to qualify. Had something similar to what's conceived in this bill been around we would had more opportunities and most certainly had a shorter time frame for home ownership.

I think one of the hidden values for this program is that the incentive has the potential to set a home buyer up for life. That initial investment of a home purchase can trigger future purchases and provide housing options in the long-term as the home buyer's family expands.

Document Recording Fee

During the 2009 and 2010 session Washington County supported affordable housing advocates in their pursuit of increased fees for affordable housing including the veteran add-on in 2010. These programs have provided critical resources to our partners in Washington County since that time and allowed us to leverage additional funds to help with emergency housing needs and provide needed funding to housing projects.

Board of County Commissioners

155 N. First Avenue, Suite 300, MS 22 Hillsboro, OR 97124-3072

Phone: (503) 846-8681 * fax: (503) 846-4545

Unfortunately these existing revenues have not kept up with the growing need for emergency housing, which in turn has fueled a separate funding request from the Governor's office to help fill the gap in the community infrastructure that is attempting to get people into shelters during the coldest periods of time.

Washington County remains supportive of an increase and supports a \$55 dollar bump, because of the additional revenue that would be generated and the ability to build capacity into our system affordable housing programs in the communities.

HJR 201

This is perhaps the single biggest value for long-term financing of affordable housing projects this session. Provided the public agrees it will set in motion a pathway to combine resources of public and private sectors by allowing public funds generated from bonds to be included with other revenue sources including those from private sources to build affordable housing projects. Without it literally millions of dollars are left off the table.

This is a business template that will benefit all Oregonians and an incentivize public and private organizations to build affordable housing across the state.