

N. Robert Stoll

209 SW Oak Street – Fifth Floor

Portland, Oregon 97204

January 21, 2023

RE: HB 3032 – INCENTIVES FOR RENTING ROOMS TO WORKING POOR

Dear Chair and Members of the Committee ,

As the founder of HereTogether, the non-profit that organized the coalition that lead passage of the \$2.5 billion Supportive Housing Services [SHS] measure for the Metro region, I have spent years studying and working for solutions to our homeless and affordable housing crisis. The SHS measure is important to the Metro region in providing the resources for homeless support services and vouchers for rent. However, it does not, in itself, create new living units. Many studies show that the Metro region, as well as Oregon at large, are over 100,000 living units short. The need is great, particularly for living units renting for under \$1000/mo.

New construction takes years to develop and build. In my view, the quickest, most effective means of providing additional living units is by incentivizing homeowners with spare bedrooms to rent those rooms: “home share “ This can assist in taking up a lot of the housing need *immediately*. HB 3032 should do that. And the potential lost revenue from providing the limited tax exemption of HB 3032 is a small fraction of what it would cost taxpayers and the State to construct similar units. Home share and HB 3032 will also assist many senior and other homeowners in being able to afford to keep their homes, thereby preventing further homelessness.

I unequivocally support the passage of HB3032 and urge you to do so, also.

Sincerely,

Robert Stoll