

Good Morning Representatives,

As Co-chair of Home Share Oregon, and as a neighborhood leader in Portland, I'm here this morning to urge your support of HB 3032.

In the midst of our housing affordability crisis across the state that continues to become more dire, Home Share Oregon was established to help meet that crisis in an innovative way. With such a shortage of affordable housing, we cannot build ourselves out of the crisis anytime soon. It's imperative that we also look at other solutions.

There is an untapped inventory of 1.5 million owner occupied homes with spare rooms in Oregon. If we could utilize even 2% of those spare rooms, we could house 30,000 people without the huge cost and time it takes to build new housing.

Many of those homeowners are mortgage burdened seniors living on social security who are at risk of losing their homes while many low to middle income wage earners are a paycheck or an illness away from falling into homelessness because they cannot find an affordable place to live.

Home sharing is a win-win for homeowners, renters as well as the State by building financial resilience and getting people housed quickly while more housing is being built in the longer term.

As a senior citizen myself, I remember the old days when boarding houses were part of the cultural norm. One of Home Share Oregon's goals in this day and age is to change the cultural norm so that home sharing becomes a natural thing to do.

Passage of this bill will help incentivize homeowners to rent their rooms which will provide housing immediately. Any lost revenue from this limited tax exemption will cost the State far less than constructing similar housing.

Thank you for your consideration.