

DACIA GRAYBER
STATE REPRESENTATIVE
District 28



Chair Dexter, Vice-Chairs Gamba and Helfrich, and members of the House Committee on Housing and Homelessness,

Shortly after being elected State Representative of House District 35, I was contacted by advocates fighting to maintain their affordable housing at Woodspring Apartments in Tigard. These affordable rental housing homes were in my district and include 172 units that have historically been home to seniors. The 30-year agreement to provide affordable rents at Woodspring had expired and the owners had shared their plans to transition the complex to the private market rate.

Upon learning about the situation, I joined into negotiations with the residents, affordable housing advocates, the city of Tigard, and the Woodspring Apartment stakeholders, to find a mutually beneficial agreement that would allow residents to maintain their housing and not abruptly need to relocate, or in some cases end up homeless.

Part of these conversations included encouraging the owners to sell the property to an entity that would maintain the affordable housing status, however, conversations fell short due to the stakeholder's concerns about their return on investment. HB 2653 creates a new tool designed to encourage owners of similar properties to pursue negotiations with a motivated purchaser who will preserve the property rather than displacing vulnerable communities like Woodspring. HB 2653 creates an effective incentive for sellers, a tax credit that can offset their capital gains tax when they sell to someone who will maintain the property as affordable housing for a minimum of 30 years.

Under HB 2653, an owner of an affordable housing property would be eligible to receive a tax credit if they sell their property to a buyer willing to commit to maintain its affordability for thirty years. Upon sale of the property, the seller would receive a credit to offset their state capital gains tax. The amount of the tax credit would be calculated based on the appraised value and the number of years the seller has owned the property. The preservation buyer would secure a reservation for the credit which they could use in their negotiations with the seller.

While Woodspring Apartments is no longer in my district due to redistricting, I remain deeply committed to finding solutions that will allow the Woodspring residents to stay housed and to creating additional tools that will help to preserve our existing affordable housing. Oregon must continue our investments in affordable housing options, and at the same time, do all we can to maintain the existing affordable housing supply. HB 2653 provides a needed incentive that is essential to doing just that. This legislation will help preserve existing affordable rental homes for the next generation of Oregonians who need safe, stable, and affordable places to live, and will allow our vulnerable seniors to age in place.

Sincerely,

A handwritten signature in black ink, appearing to read "Dacia J. Grayber".

Representative Dacia Grayber
House District 28