

Submitter: Aimee Sukol

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure: HB3032

My name is Aimee Sukol and I respectfully seek the legislature's support for HB 3032. I am an Oregonian who has lived in Portland for roughly 15 years. In 2018, my landlady of 10 years was dislocated in CA and had to move into the unit she was renting to me. On a nonprofit salary, I couldn't find a single unit that I could afford in the Metro as affordability is based on household income, not per capita. As a single person, I also struggled to find a room in a house, which left me in a dire situation.

I support HB 3032 because it incentivizes homeowners with extra space to add housing supply to the market. Too many individuals cannot afford studios and one bedrooms based on household income, which is nearly double per capita income. Additionally, landlord fees (pet rent, laundry "convenience fees," etc) and utilities that can be adjusted at the landlord's discretion (WSG/G) have eluded rent caps and modest rents have become in effect "introductory rates" as landlords automatically increase rent after the first year leading to evictions. For example, my current landlord (UDP) raised everyone's rent and fees arguing increased market value despite zero improvements and a massive and loud construction project to begin 100ft away from our windows this Spring. Renters are captive and require options.

While families also struggle to find affordable housing, singles who must earn a "household income" struggle to find available space and would very much benefit from home sharing. With HB 3032, there will be more education and resources around homesharing, which helps struggling homeowners navigate roommate arrangements and it offers needed additional income for those who may be facing foreclosure. The homesharing model encourages community and valuable social networks for people of all ages.

In short, HB 3032 isn't just a tax incentive bill. Codifying recognition of homesharing as a realistic and useful lifestyle encourages people to both offer and seek help; it adds vital housing stock to our communities; and addresses unique affordable housing challenges single renters experience.

With that, I thank you for your time and support your YES vote on HB 3032.