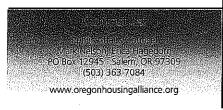


Member Organizations

1000 Friends CASA of Oregon Central City Concern City of Ashland City of Beaverton City of Corvallis City of Eugene City of Gresham City of Portland City of Tigard Clackamas Community Land Trust Clackamas County Clackamas Housing Action Network Coalition for a Livable Future Community Action Partnership of Oregon Community Action Team, Inc. Community Alliance of Tenants Community Housing Fund Community Partners for Affordable Housing **Ecumenical Ministries of Oregon** Enterprise Community Partners, Inc. Habitat for Humanity of Oregon Homeless Families Coalition Housing Advocacy Group of Washington Co. Housing Development Center impact Northwest Interfaith Committee on Homelessness Lane County Legal Aid and Advocacy Center League of Women Voters of Oregon Lincoln County Manufactured Home Owners of Oregon, Inc. Metro Multnomah County NAYA Family Center NeahCasa Neighborhood Economic Development Corp. Neighborhood Partnerships Network for Oregon Affordable Housing Northwest Community Land Trust Coalition Northwest Housing Alternatives Oregon Action Oregon Council on Developmental Disabilities Oregon Coalition on Housing & Homelessness Oregon Food Bank Oregon Housing Authorities Oregon Opportunity Network Partners for a Hunger-Free Oregon Portland Community Reinvestment Initiatives, Inc. 'ortland State Univ., Student Legal & Mediation Services Proud Ground REACH CDC Roque Valley CDC Rose CDC Rural Community Assistance Corp. St. Vincent DePaul of Lane County Shelter Care Sisters Of The Road Umpqua CDC Washington County



Willamette Neighborhood Housing Services

Testimony in Support

SB 322 A

May 11, 2011 House Bevenue

MEASURE: SB 322-A
EXHIBIT: F
HOUSE REVENUE COMMITTEE
DATE: 6/// A 0 / / PAGES: /
SUBMITTED BY: JAMET RYPN

My name is Janet Byrd. I'm the Executive Director of Neighborhood Partnerships, which convenes the Housing Alliance. The Housing Alliance is a coalition of organizations from across the state that has come together out of a concern for those in our communities that do not have a safe, stable, and affordable place to call home, or access to a community that provides a range of opportunities and services. We know that we all benefit when our neighbors have full access to opportunity.

The Housing Alliance believes that we need a range of approaches and options that bring a variety of partners together to build and maintain affordable housing. One critical tool for affordable housing development is tax exemption for housing that meets public policy goals, including density and proximity to transit.

SB 322 A would extend the sunset on enabling legislation for locally controlled tax exemption programs from 2012 to 2022. By extending the sunset we'll keep an effective, efficient and useful tool to build affordable housing in place.

SB 322 A also allows local governments to create incentives for multiple-unit housing development that serves a wide range of public purposes, including supporting mixed-use development and properties with orientation to transit, green building, allowing space for neighborhood focused retail such as grocery stores, and services such as child care.

The exemption for multi-unit housing in transit oriented districts lowers the operating costs for these housing projects, making development more economically feasible. This small investment can help create healthy communities with a variety of housing plus services available for all residents by offsetting the costs of meeting policy goals.

This tax exemption is subject to local choice. This statute allows but does not require local taxing jurisdictions to adopt a property tax exemption program and to process requests for exemption for specific properties providing public benefits. We know that especially in these challenging fiscal times local governments will closely weigh at the policy benefits against the costs.

The housing developed through this tax exemption creates opportunities for families, allows local governments to better meet the needs of residents, and helps create vibrant communities.

We urge your support of SB 322 A.