



Coos-Curry/North Bend City  
Housing Authority

Linn Benton Housing Authority

Home Forward (Multnomah County)

Homes for Good (Lane County)

Housing Authority of Clackamas County

Housing Authority of Douglas County

Housing Authority of Jackson County

Housing Authority of Lincoln County

Housing Authority of Malheur County

Housing Authority of the County of Umatilla

Housing Authority of Washington County

Housing Authority of Yamhill County

Housing Works (Central Oregon)

Josephine Housing & Community  
Development Council

Klamath County Housing Authority

Linn Benton Housing Authority

Marion County Housing Authority

Mid-Columbia Housing Authority

Northeast Oregon Housing Authority

Northwest Oregon Housing Authority

Salem Housing Authority

Vancouver Housing Authority

West Valley Housing Authority

4 MARCH 2019

## Housing Authorities of Oregon

To: Chair Nathanson, Vice Chair Findley, Vice Chair Marsh, and members of the committee:

The Housing Authorities of Oregon are the largest providers of affordable housing in the state of Oregon. There are 22 Housing Authorities that serve all 36 counties. Our goal is to provide a safe, affordable place for Oregonians with low incomes to call home. The majority of people who we house are seniors or people experiencing disabilities on a fixed income that is 30% of median income or below.

Currently, Oregon's shortfall of homes affordable to low-income renters is estimated at over 137,000 units. This shortage of affordable rental homes has placed growing pressure on renters. A challenge to addressing that shortfall is when real estate speculators purchase existing apartment buildings that have been rented below market rents, then convert them to higher cost market rate rentals.

We know it would take many years to build our way out of the current housing shortage so Oregon can, and should, do more to preserve our existing affordable housing resources. House Bill 2811 would replicate an existing effective tool that has been used to help preserve manufactured home parks to protect and expand our supply of affordable housing.

House Bill 2811 will provide a state capital gains tax exemption to sellers of existing affordable, market rate housing who decide to sell to a non-profit organization or public housing agency. This is a



**HAO** advocates for policies and resources that create safe, stable housing options for all Oregonians [haoregon.org](http://haoregon.org)

proven approach that has helped preserve manufactured home parks across the state by providing non-profits and resident cooperatives the means to compete with private investors. We're confident this incentive will work equally well in the multifamily sector so we ask for your support of the bill.

**For further information, please contact:**

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