

From: [kris alman](#)
To: [LRO](#)
Subject: Support HB 2144
Date: Thursday, March 7, 2019 10:07:31 AM

Chair Nathanson and members of the House Revenue Committee,
Please support HB 2144. In doing so, Oregon will be disconnected from federal tax breaks for the opportunity zone program, passed as part of President Trump's tax overhaul in 2017. This comment to an Oregonian^[1] reporter says it all: "It creates domestic tax havens. If I'm an investor, I park my capital gains in the safest company I can find in one of these zones and wait ten years to withdraw ... tax free."

While the opportunity zone program is throughout Oregon, outside investors are more likely to take advantage of this tax break in Portland's hot real estate market, where no additional incentives are necessary. This tax expenditure means less revenue to fund Oregon's essential services and increased gentrification, further challenging the most disadvantaged Oregonians when it comes to housing.

Respectfully,
Kris Alman

[1] <https://www.oregonlive.com/politics/2019/02/oregon-goes-big-on-new-trump-tax-break.html>

From: [kris alman](#)
To: [LRO](#)
Subject: Re: Support HB 2144
Date: Thursday, March 7, 2019 10:27:50 AM

Chair Nathanson and members of the House Revenue Committee,
This is an addendum to my previous testimony.

There is one other reason to support this bill. Last year Portland metro voters passed a bond to invest in low-income housing. In the same election, Oregonians supported M 102, [\[1\]](#) which allows governments to use bond revenue to build projects they don't fully own, easing the process to partner with nonprofit groups and private developers and to use federal tax credits.

While I voted for the bond, I voted against M 102. I have no problem if our local government partners with non-profits like Habitat for Humanity. But I am very concerned that private developers with predatory instincts will take advantage of this public-private partnership. This has certainly been the case in New York City. [\[2\]](#)

Between 2005 and 2009, [private equity companies bought up 100,000 units of affordable rental housing](#) – one in ten rent-stabilized apartments – using huge amounts of debt that required fast, big increases in cash flow to pay interest and profits.

Tenants faced [harassment](#), [rent hikes](#), displacement, and deteriorating living conditions. In many instances, [buildings fell into foreclosure](#). Private equity is also [buying homes across the country, including single-family mortgages, properties, and manufactured home communities](#).

Please disconnect Oregon from this tax break!

Respectfully,
Kris Alman

[\[1\] https://www.opb.org/news/article/oregon-measure-102-affordable-housing-2018/](https://www.opb.org/news/article/oregon-measure-102-affordable-housing-2018/)

[\[2\] https://thehill.com/blogs/pundits-blog/finance/311335-the-private-equity-takeover-of-americas-neighborhoods](https://thehill.com/blogs/pundits-blog/finance/311335-the-private-equity-takeover-of-americas-neighborhoods)

On Thu, Mar 7, 2019 at 10:07 AM kris alman <kris.alman@gmail.com> wrote:

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