



ALEX CUYLER

Intergovernmental Relations Manager

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DATE: June 5, 2019
TO: House Committee on Revenue
RE: SB 1045, relating to the taxation of property used in a home share program

Dear Chair Nathanson and Members of the Committee:

Ensuring housing availability and affordability are of utmost importance within Lane County. Our region struggles due to higher than average home costs coupled with lower than average wages and salaries. Our most recent Point In Time census of unsheltered residents has increased 32% in a single year, which only has served to sharpen the point on the problem that we face.

A diverse pool of housing options is what our community needs, and SB 1045 would be an additional tool in our toolbox. There are a number of elements of SB 1045 that we find appropriate:

- the property tax exemption is capped at not greater than \$300,000
- home share seekers must demonstrate that they are indeed low income certified
- the number of exemptions granted statewide is capped at 500 homes
- the local government is provided authority to craft its own ordinance establishing the property tax exemption program
- it is required that the local government proposing such an ordinance gain an expression of support from at least 51% of the impacted taxing districts

We find SB 1045 to be a well-crafted bill that serves to maximize local authority while minimizing new administrative burdens and may well become a tool that we can embrace.

We urge passage of SB 1045.

SUBMITTED ELECTRONICALLY