



# HOUSING ALLIANCE

April 12, 2021

House Committee on Revenue  
Oregon State Legislature  
900 Court Street NE  
Salem, OR 97301

Dear Chair Nathanson, Vice Chair Reschke, Vice-Chair Pham, and Members of the Committee:

I am writing to you today on behalf of the Oregon Housing Alliance to express our support for HB 3364, which would help maintain existing affordable housing stock in the State of Oregon.

The Oregon Housing Alliance is a coalition of ninety organizations from all parts of the state. Our members have come together with the knowledge that housing opportunity is the foundation on which all of our success is built – individual success as students, parents, workers, and community members as well as the success of our communities. We represent a diverse set of voices including affordable housing developers, residents of affordable housing, local jurisdictions, and organizations working to meet basic needs in every corner of our state.

We believe that all Oregonians need a safe, stable, and affordable place to call home.

Today, we simply don't have enough affordable homes for people who need them in communities across Oregon. People – our neighbors and members of our community – are struggling with homelessness, housing instability, rent burdens, and to make ends meet and put food on the table. For countless families and individuals, particularly from Black, Indigenous or other communities of color, access to a safe, stable, and affordable home is further out of reach than it has ever been.

As you know, privately held affordable housing is required under an affordable housing covenant to remain affordable for a number of years – most often thirty to sixty years. After a period of compliance has ended for an affordable housing development, its owner under current law would be able to opt out of affordability provisions, and could begin raising rents towards market rate, putting into jeopardy the currently available supply of affordable housing, and the financial well-being of its residents, families and individuals, who potentially could be priced out of their communities.

The Legislature has passed several laws in recent years to limit this risk for residents and communities, by requiring a right of first refusal if the owner is interested in selling, and other provisions which require advanced notice. The Legislature has also invested tens of millions of dollars to preserve, maintain, and rehabilitate housing over the previous decade and a half.

HB 3364 aims to offer an additional solution that would help to preserve existing affordable homes in the State of Oregon. An owner of affordable housing would be able to sell their property to a buyer that would maintain its affordability by renewing restrictive covenants on the property for an additional thirty years. The seller would in turn receive a credit on their state capital gains tax obligations as incentive for selling their property to a purchaser who would maintain affordability restrictions.

HB 3364 is an opportunity to help create a win-win scenario between owners of privately-held affordable housing reaching the end of their restricted use period, and current residents of affordable housing. The Oregon Housing Alliance urges your support of HB 3364. Thank you for your time and service to our state.

Sincerely,  
Loren Naldoza  
On Behalf of the Oregon Housing Alliance

## **Housing Alliance Members**

1000 Friends of Oregon  
211info  
Aging in the Gorge  
Benton Habitat for Humanity  
Bienestar  
Bradley Angle  
BRIDGE Housing  
CASA of Oregon  
Central City Concern  
Chrisman Development  
Church Women United of Lane County  
City of Beaverton  
City of Creswell  
City of Eugene  
City of Forest Grove  
City of Hillsboro  
City of Hood River  
City of Portland  
City of Tigard  
Coalition of Community Health Clinics  
Coalition of Housing Advocates  
Common Ground OR-WA  
Community Action Partnership of Oregon  
Community Action Team  
Community Alliance of Tenants  
Community Housing Fund  
Community Partners for Affordable Housing  
Community Vision  
Cornerstone Community Housing  
Ecumenical Ministries of Oregon  
Enhabit  
Enterprise Community Partners  
Fair Housing Council of Oregon  
FOOD for Lane County  
Habitat for Humanity of Oregon  
Habitat for Humanity Portland/Metro East  
Hacienda CDC  
Housing Authority of Clackamas County  
Housing Development Center  
Housing Oregon  
Human Solutions  
Immigrant & Refugee Community Organization  
Impact Northwest  
Innovative Housing, Inc.  
Interfaith Alliance on Poverty  
JOIN

Lane County Health and Human Services  
League of Women Voters of Oregon  
Lincoln County  
Looking Glass Community Services  
Mainstream Housing, Inc  
Metro  
Mid Columbia Housing Authority  
Native American Youth and Family Center  
(NAYA)  
Neighborhood Economic Development Corp.  
(NEDCO)  
Neighborhood Partnerships  
NeighborImpact  
NeighborWorks Umpqua  
Network for Oregon Affordable Housing  
Northwest Housing Alternatives  
Northwest Pilot Project  
Oregon AFSCME Council 75  
Oregon Center for Christian Voices  
Oregon Center for Public Policy  
Oregon Coalition on Housing & Homelessness  
Oregon Council on Developmental Disabilities  
Oregon Food Bank  
Oregon Housing Authorities  
Oregon Law Center  
Partners for a Hunger-Free Oregon  
Portland Community Reinvestment Initiatives  
Portland Homeless Family Solutions  
Portland Housing Center  
Proud Ground  
Raphael House  
REACH CDC  
Rogue Action Center  
St. Vincent de Paul of Lane County, Inc.  
ShelterCare  
Sisters Habitat for Humanity  
Sponsors, Inc.  
SquareOne Villages  
Street Roots  
Transition Projects  
Turning Point  
Washington County  
Welcome Home Coalition  
Willamette Neighborhood Housing Services