



May 6, 2021

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

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

I am writing to you today on behalf of CASA of Oregon to express our support for HB 3275 A, which would help secure permanent affordable housing by allowing for certain exemptions from property tax obligations for certain improvements.

CASA has been developing affordable housing in Oregon for the last 33 years. In 2008, we became a member of ROC USA and started a program to preserve manufactured home parks as Resident Owned Cooperatives. Manufactured housing is a naturally occurring affordable housing product and in Oregon there are approximately 6,000 manufactured homes. Our program, helps residents of manufactured home parks form a cooperative, find the financing to purchase the park and provide ongoing technical assistance to assist them in operating their newly formed cooperative. The desire to form a cooperative, has become acute as the number of investors, many from out of state, has increased significantly over the past few years and this shared equity model helps ensure permanent affordability through restrictive covenants.

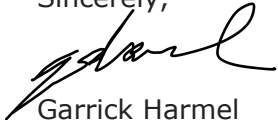
Many of the residents in these cooperatives are low income families and seniors who own their homes and the cooperative owns the land underneath the homes. In these instances, the homeowner in a cooperative who has a low or moderate income should not pay property taxes on both the home they own, and the land they do not.

HB 3275A provides long term property tax relief for the homeowner by reflecting their ownership stake in the home itself, not the land. This proposal will support homeowners in resident owned cooperatives by helping them to remain stable in their homes, and to increase access to homeownership through this shared-equity model by limiting their property tax liability.

Reducing or eliminating property tax obligations for certain homes established under a permanently affordable model is a practice already observed by several counties in Oregon, and this bill would allow this practice across the rest of the state.

HB 3275 A is a step forward in ensuring permanent affordable homeownership opportunities for Oregonians across the state. We urge your support, and thank you for your time and service to our state.

Sincerely,



Garrick Harmel
MHCDC Director

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