



March 10, 2023

To: The Joint Committee on Tax Expenditures

From: Lisa Rogers, CASA of Oregon

Re: HB2077 Relating to Oregon Affordable Housing Tax Credits.

Co-Chair's Meek and Nathanson, Co-Vice Chair's Boquist, Reschke and Walters and members of the committee;

My name is Lisa Rogers. I am the deputy director of CASA of Oregon. CASA has been working with local communities to create housing, facilities and asset building opportunities in Oregon for 35 years. Much of our work to help low income residents obtain and maintain affordable housing would not be possible without the Oregon Affordable Housing Tax Credits (OAHTC).

OAHTC's - Since 2008 CASA, under the ROC USA Network and with the support of Oregon Housing and Community Services (OHCS), has helped residents of 26 mobile home parks convert their parks to resident ownership. We believe these cooperatives to be one of the most equitable forms of affordable housing, as conversion to resident ownership not only preserves affordability it also allows for a democratic process to play out among the residents of the cooperative.

Residents of manufactured home parks own their homes and lease the land beneath them. Over the past 5 years the demand for these parks is immense, where investors are offering prices that have increased over 100%. Residents are subject to rent increases for those lots every year. However, the majority of the residents in these parks live on low to very low incomes. Seniors live on fixed incomes and many are paying much more than 50% of their income toward their space lease. Food and other basic necessities are being sacrificed to pay these rents.

When the residents are able to purchase the park in a cooperative fashion, they preserve the affordability of the land their homes sit on, and they participate in the operations of the park

One of the key components of making these conversions possible is the OAHTC. This tax credit helps residents purchase the park affordably. Without the OAHTC, rent increases to low income families will likely be anywhere from \$75-\$200 per month.

We strongly encourage you to continue to support the Oregon Affordable Housing Tax credit.

Thank you for your time and consideration.