



DEVELOPING THRIVING COMMUNITIES

March 6, 2024

Senate Committee on Finance and Revenue
900 Court Street NE
Salem, Oregon 97301

RE: Support for HB 4056A

Chair Meek, Vice-Chair Boquist, and Members of the Committee:

My name is Karen Saxe and I work at DevNW, an affordable housing development and asset-building agency serving Lane, Linn, Benton, Lincoln, Marion, Polk and Clackamas Counties. I'm here today in support of HB 4056A.

DevNW is one of the primary providers of foreclosure prevention counseling across Oregon and since we started that work almost 14 years ago, we have supported thousands of Oregonians in navigating systems and processes to avoid foreclosure. We have seen firsthand the impact of foreclosure on Oregon homeowners, and particularly the disproportionate impact of foreclosures on low-income, senior and BIPOC communities.

While we initially opposed HB 4056 as it was introduced, we now stand in support and applaud the work done by Rep. Nathanson and a diverse coalition to arrive at the bill that stands before you.

As you've heard, HB 4056A does five important things:

- It requires DOR to work with counties to develop a process determining the surplus as well as what counties can subtract for their costs.
- It requires that counties put current proceeds into an interest-bearing escrow account.
- It creates an opportunity, led by DOR, for all stakeholders to come to the table to create a bill for the 2025 session by mid-September.
- It puts a moratorium on county foreclosures for property taxes until the end of December 2025. Counties will be able to go through each step of the process up until taking possession of the deed.
- It protects the rights of lienholders, including DOJ which is concerned about child support enforcement and victim restitution.

And, most importantly, it does **not** put a flawed process into statute that would have to be unwound in 2025-creating confusion for counties and homeowners alike.

We support a pathway for counties and believe the steps outlined in this bill will ensure a thoughtful, collective engagement process to arrive at one that works for all parties. Our

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communities, Oregon homeowners and their heirs, deserve thoughtful discussion and deliberation and we believe that HB 4056A puts us on that path heading into the 2025 session.

We appreciate the immense work done by Rep. Conrad and Rep. Nathanson and are happy to lend our support and would urge you to do the same.

Sincerely,

A handwritten signature in black ink, appearing to read "KS", written over a light blue horizontal line.

Karen Saxe
Director of Policy, Advocacy and Strategic Relationships
DevNW