



Portland Housing Bureau

May 7, 2025

House Committee on Revenue
900 Court St. NE, HR A
Salem, OR 97301

Re: Support for House Bill 3236

Dear Chair Nathanson, Vice Chair Reschke, and Members of the Committee,

On behalf of the Portland Housing Bureau (PHB), I am writing to express our support for House Bill 3236, which proposes updates to tax credits for banks in housing lending. These changes will enhance our ability to address the growing housing crisis in Oregon and ensure the preservation of affordable housing for our most vulnerable residents. A particularly important provision of this bill is the allowance for tax credits to be allocated to existing multifamily properties experiencing severe financial or physical distress without requiring the typical rent reductions.

This change is vital for several reasons:

1. **Preservation of Affordable Housing Stock:** Many multifamily properties that serve low-income households are at risk of falling into disrepair or financial instability. By enabling tax credits to support the rehabilitation or preservation of these properties we can offer much needed preservation in our affordable housing stock.
2. **Flexibility to Address Urgent Need and Prevent Displacement:** The removal of the requirement for rent reductions allows for a tailored approach to address challenges faced by distressed properties. This flexibility helps direct resources toward critical repairs and financial stabilization, reducing constraints on affordable housing providers. By supporting distressed properties without mandating rent reductions, this provision helps prevent the displacement of tenants who rely on these homes. It ensures that residents can remain in stable housing while necessary improvements are made.

PHB is committed to preserving and expanding affordable housing opportunities in our city and by extension our state. House Bill 3236 aligns with our mission by providing new tools to address the challenges of maintaining affordable housing in the face of financial and physical distress. We urge the Oregon Legislature to pass this bill and support the proposed changes, which will have an impact on the stability and sustainability of affordable housing across the state. Thank you for your leadership.

Sincerely,

Helmi Hisserich
Director, Portland Housing Bureau