



PRESS RELEASE

OREGON HOUSE DEMOCRATS

For Immediate Release

June 1, 2021

For more information, Contact:

Tom Crawford:

Tom.crawford@oregonlegislature.gov

House Democrats Pass Legislation to Support Affordable Permanent Housing

HB 3275 establishes Fair Taxation for Permanently Affordable Homes to ensure low-income Oregonians have access to housing and opportunity to build wealth

SALEM, OR—Today House Democrats passed [HB 3275](#), which would exempt the land under a home that is subject to an affordable housing covenant from property taxation. Through the Community Land Trust model, by which a non-profit organization owns the land under homes and the homebuyer owns the house, low- to moderate-income individuals and families are able to purchase a home at an affordable price, creating economic opportunities for families to build generational wealth and equity. In exchange, the homeowner agrees to sell to another low-income buyer at an affordable price, fostering a cycle of opportunity and affordability for multiple buyers.

Currently, owners of community land trust homes are required to pay for property taxes on the assessed value of both the house and land. To ensure these homebuyers do not take on additional property taxes incurred from the land, HB 3275 would institute fair taxation by providing a partial exemption on property taxes.

“Right now, families living in affordable rental housing are ready to take the next step but cannot move out of their subsidized units due to a lack of affordable homeownership opportunities for them to buy,” said [Rep. Khanh Pham \(D-Portland\)](#), the bill’s chief sponsor. “HB 3275 will allow us to make critical improvements to help more working families access the many benefits of homeownership.”

The legislation also looks to address racial disparities in homeownership, which have increased since the passage of the 1968 Fair Housing Act. In 2019, [Black homeownership was at an all-time low](#) at just 40.6%, a stark contrast to white homeownership at 73.1%. The pandemic has since exacerbated these inequities.

“We need to realize how past policies and disinvestments in Black and other communities of color have impacted homeownership and affordability. We see how for years white communities have been supported by government subsidized programs for affordable houses and have had access to mortgages, while Black neighborhoods were denied these same investments, mortgages, and redlined,” said [Rep. Mark Meek \(D-Clackamas County\)](#), sponsor of the bill. “This is a systemic failure we must face and fix. HB 3275 is a step in the right direction to creating more affordable housing and economic opportunity for families of color as they begin to build generational wealth and opportunity for their children.”

The bill passed 42-17 and now heads to the Senate for consideration.

###