



Member Organizations

1000 Friends
Association of Oregon Community Development Organizations
Association of Oregon Housing Authorities
CASA of Oregon
Central City Concern
City Club of Portland
City of Ashland
City of Beaverton
City of Eugene
City of Medford Housing & Community Development Commission
City of Portland
City of Talent
Clackamas Community Land Trust
Clackamas Housing Action Network
Coalition for a Livable Future
Community Action Directors of Oregon
Community Alliance of Tenants
Community Development Network
Community Housing Fund
Community Partners for Affordable Housing
Ecumenical Ministries of Oregon
Enterprise Community Partners, Inc.
Habitat for Humanity of Oregon
Homeless Families Coalition
Housing Advocacy Group of Washington Co.
Housing Development Center
Interfaith Committee on Homelessness
Jackson County Housing Coalition
Lane County Legal Aid and Advocacy Center
League of Oregon Cities
League of Women Voters of Oregon
Lincoln County
Metro
Multnomah County
Neighborhood Economic Development Corporation
Neighborhood Partnership Fund
Network for Oregon Affordable Housing
Northwest Community Land Trust Coalition
Northwest Housing Alternatives
Oregon Action
Oregon Coalition on Housing & Homelessness
Oregon Food Bank
Portland Community Land Trust
Portland Community Reinvestment Initiatives, Inc.
Portland Impact
REACH CDC
Rogue Valley CDC
Rose CDC
St. Vincent DePaul of Lane County
Shelter Care
Sisters of the Road

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2007 Housing Opportunity Agenda

Across Oregon, housing prices in the private market are out of reach of ordinary people. The Housing Alliance believes that to succeed in life, everyone needs a safe and stable place to call home. We are calling on the Legislature to:

- Dedicate new sources of funds to housing; and
- Allow local communities to use proven policy tools to meet their housing needs.

ITEM 1 - Homes for hardworking families and our neighbors on fixed incomes. The Housing Alliance requests \$100 million in a combination of one-time and ongoing revenues. All Oregonians should be able to afford housing and still have enough money for groceries and other basic necessities. SB 38.

ITEM 2 - Give local communities the freedom to create affordable housing. Since 1999, local communities have been prevented from using an effective tool to ensure that the market offers affordable housing options. The Legislature should lift the prohibition on inclusionary zoning.

ITEM 3 - Assist residents displaced by the conversion of apartments to condominiums. Apartment residents across the state are being displaced by conversion of apartments to condominiums. We need to strengthen existing state law to protect the rights of these tenants and provide them with real alternatives. Our proposal will fix problems with existing notice requirements to protect renters' rights and require owners to pay the equivalent of three months rent as relocation assistance.

ITEM 4 - Preserve the affordable homes that already exist across Oregon. The Housing Alliance asks that the legislature task Oregon Housing and Community Services with convening a broad based work group on preservation issues. (This agenda item may move forward outside the legislative process.)

ITEM 5 - Assist residents whose homes may be lost by closure of manufactured home parks. Skyrocketing land values are prompting park owners to sell land for development, leaving residents homeless and often in debt on mobile homes they cannot re-locate. We need strategies to assist residents and to replace or save these units. HB 2096.

ITEM 6 - Allow flexibility needed to use Urban Renewal funds for affordable housing. Local governments should have the flexibility to spend URA funds outside the URA borders for affordable housing when doing so meets a demonstrated community need.

ITEM 7 - Authorize deed restrictions and affordability covenants in statute. These are important tools for ensuring that the dollars we invest in affordable housing have the intended impact. We need to ensure that they are explicitly authorized.

We need *affordable homes* for hardworking families and our neighbors on fixed incomes

PROPOSED SOURCE OF FUNDS	REQUESTED AMOUNT 2007 LEGISLATURE	IN GOVERNOR'S BUDGET
Increase the Document Recording Fee Modest increase to existing state fee	At least 60 million	
Devote Lottery proceeds to fund housing programs that support a vital economy	25 million	15.8 million
Allocate General Fund	10 million	15.6 Million (Plus 2 million to restore housing finance account)
Maintain dedication of utility 'public purpose' funds	5 million	6.3 million
TOTAL for BIENNIUM	\$100 million	\$39.7 million

How would these resources be used?

Oregon law spells out how these resources will be used: to meet housing needs of low and very low-income Oregonians in both rural and urban areas. Oregon Housing and Community Services has effective programs in place that maximize the impact of state dollars and support community efforts to meet priority housing needs.

Shortages of affordable housing and homelessness affect all areas of Oregon. These resources will fund locally-based strategies to meet the needs of hard-working families and our neighbors on fixed incomes.

Our Priority Uses:

- \$80M ⇒ **Develop new housing** for low-income populations that the market cannot serve, **rehabilitate existing rental housing** and keep it affordable, **support vulnerable populations** with permanent housing plus supportive services, and finance resident purchase of **manufactured home parks**.
- \$10+M ⇒ **End and prevent homelessness** by providing housing and emergency intervention.
- \$3.6M ⇒ **Maintain a vital network** of community-based housing providers and support priority initiatives.
- \$6.4M ⇒ Put **homeownership** in reach for more Oregonians.