



# 2015 Housing Opportunity Agenda

Oregonians need access to safe and decent housing they can afford in order to be successful in school, at work, and as community members. The 2015 Legislature has a historic choice. Our health, our prosperity, and our future depend on taking three steps now:

- Meet immediate needs in the 2015-2017 budget
- Build for our future – \$100 Million in Local Innovation & Fast Track Development Bonds
- Make smart policy choices



## Meet Immediate Needs

Oregon cannot afford to go backwards. We can keep people in homes they can afford, do more to recover from foreclosures, and end homelessness for more Oregonians in the 2015-2017 biennium.

- **\$20 million for the Emergency Housing Account (EHA) and State Homeless Assistance Program (SHAP) – add \$8 million over the Governor’s Recommended Budget and the Joint Ways and Means Co-Chairs budget.** Our most flexible resource to end and prevent homelessness has not grown along with need. EHA and SHAP keep families in their homes, and help families experiencing homelessness get into stable housing. EHA and SHAP provide emergency rent assistance, assistance with deposits or application fees, and emergency shelter. It is allocated to community partners in all counties in the state by formula to help fill the gaps that communities can’t and help meet the most pressing needs.
- **\$20 million in Lottery Backed Bonds to preserve currently affordable homes.** Across the state, thousands of people with extremely low incomes (less than \$10,000 a year) live in homes with federal rent subsidies and in manufactured home parks which are at risk of conversion to market rate. We cannot afford to lose this precious resource and risk displacement of our neighbors. A proven partnership can save these homes and leverage private and federal resources with the investment of Lottery Backed Bonds.
- **\$5 million from the General Fund for the Oregon Foreclosure Avoidance (OFA) Program – add \$4 million over the Governor’s Recommended Budget.** Foreclosures in Oregon are still 4 times the normal rate – the economic downturn still impacts Oregon homeowners and communities. The OFA Program has increased the number of homeowners avoiding foreclosure and decreased the time it takes to finalize each workout agreement. Counseling is recognized universally (from mediators to lender attorneys) as crucial to helping homeowners navigate the paperwork and negotiation required for success.



## Build for the Future: \$100 million for housing

Create homes affordable to families, strengthen Oregon’s communities, and build a better future across Oregon by authorizing Local Innovation and Fast Track Development Bonds! See reverse for more information.



## Make Smart Policy Choices

Please see the Housing Alliance Support Agenda for information.

# Build Oregon's Future: \$100 Million Local Innovation and Fast Track Development Bonds

## Oregon can't succeed without homes

- There is one affordable home for every four households managing extremely low incomes – we need 50,000 affordable homes across Oregon.
- 20,000 children experienced homelessness in 2013-14, putting success at school at risk.
- Only one in six (5,000) of the 30,000 families receiving temporary assistance have access to affordable housing, making it harder for them to make progress towards goals.
- Housing costs are rising 3% to 8% year over year, forcing choices between basics like food, utilities, health care or medicine, and child care.

## What will \$100 million do?

### Create homes affordable to families, strengthen Oregon's communities, and build a better future across Oregon!

- Let Oregon communities innovate: State investment will leverage local resources and local ingenuity – land, local government resources, private capital, and local community donations – and avoid federal restrictions. HB 2198 sets goals and guidelines.
- Meet rural, urban, and suburban community needs for housing with flexible funds.
- Double our impact. Oregon Housing and Community Services estimates 3,000 to 4,000 new units could be built to affordably house 12,000 to 16,000 people, while current resources only reach about 1,300 households a year.
- Create new construction and related jobs, provide stability to school children and their classrooms, create homes near employment opportunities, and support local communities as they work together to address their housing needs.

## Oregon Partners Are Ready to Innovate

- Partners have ideas worth moving forward: Two or more proposed developments are turned away for every one that receives state support.
- State resources will support innovative strategies and help us create modern models for affordable housing. We can simplify financial structures and reduce layers of external regulations while maintaining oversight and an ownership share.

**The 2015 Legislature has a historic choice  
Oregon's prosperity and Oregon's future are at stake**

