HOUSING ALLIANCE

Housing Alliance 2017 Lead Agenda Items

Meet emergency needs across Oregon
Emergency Housing Account and State Homeless Assistance Program: increase to $50 million (HB 5512)
These programs provide critical funds to local communities to prevent and end homelessness and provide emergency shelter.

Protect the four in ten Oregon households who rent their homes (HB 2004)
Just cause eviction standard
Today, many tenants in Oregon can be evicted at any time, for any reason. Just cause evictions would only allow landlords to evict a tenant for reasons set out in law, such as nonpayment of rent or other lease violations, or for "no fault" reasons such as a landlord moving in.

Rent stabilization
Rent stabilization policies can help tenants by controlling the rate and speed of rent increases. Oregon state law prohibits local governments from passing any ordinances that regulate rents. This proposal would allow local governments to pass their own rent stabilization ordinances.

Increase our supply of safe, stable, and affordable housing
Oregon Affordable Housing Tax Credit: increase cap to $34 million (HB 2852)
The Oregon Affordable Housing Tax Credit helps fund development and preservation of affordable housing. The credit expires in 2020. The Legislature should renew the credit, and increase the cap to $34 million (currently $17 million) to develop and preserve more homes for people with low incomes.

Document Recording Fee: increase of $20
Document recording fee revenues provide critical and flexible funds to affordable housing. 10% is directed to prevent and end homelessness, 14% to promote homeownership, and 76% to multifamily affordable housing development. This request would double the current fee to $40.

Local Innovation and Fast Track (LIFT) program: General Obligation bonds of $100 million to create much-needed affordable housing throughout our state, helping communities meet their housing needs.

Protect existing affordable housing through critical investments
Funding for preservation: request for $100 million
Across Oregon, thousands of apartment homes exist that are at risk of loss. We can ensure these properties remain affordable through reinvestment. Priorities include the preservation of federally assisted projects or projects with maturing federal mortgages; preservation of manufactured home parks; or public housing that is eligible for recapitalization.

Capital gains tax exemption for multifamily affordable housing
A capital gains tax exemption could encourage property owners to sell existing affordable housing properties to nonprofits or housing authorities, helping retain their affordability.

Protect existing homeowners and help to create new homeowners across Oregon
Revolving loan fund for development of new affordable housing: $25 million (HB 2570)
This proposal would create a revolving loan fund to develop homes for sale, to replace manufactured homes, or to acquire and rehabilitate existing homes.

Housing Alliance Members

1000 Friends of Oregon
211info
A Community Together (Lane County)
Aging in the Gorge
Benton County Health Department
Benton Habitat for Humanity
Bienestar
Bradley Angle
CASA of Oregon
Central City Concern
Church Women United of Lane County
City of Beaverton
City of Eugene
City of Hillsboro
City of Portland
City of Tigard
Clackamas County
Coalition of Community Health Clinics
Coalition of Housing Advocates
Common Ground OR-WA
Community Action Partnership of Oregon
Community Alliance of Tenants
Community Energy Project
Community Housing Fund
Community Partners for Affordable Housing
Community Vision
Cornerstone Community Housing
Ecumenical Ministries of Oregon
Enterprise Community Partners
Evolve Property Management
Fair Housing Council of Oregon
Farmworker Housing Development Corp.
FOOD for Lane County
Habitat for Humanity of Lincoln County
Habitat for Humanity of Oregon
Habitat for Humanity Portland/Metro East
Hacienda CDC
Housing Authority of Clackamas County
Housing Development Center
Human Solutions
Immigrant & Refugee Community Organization
Impact Northwest
JOIN
Lane County Health and Human Services
League of Women Voters of Oregon
Lincoln County
Metro
Momentum Alliance
NAYA Family Center
Neighborhood Economic Development Corp.
Neighborhood Partnerships
NeighborImpact
NeighborWorks Umpqua
Network for Oregon Affordable Housing
Nightingale Public Advocacy Project
Northwest Housing Alternatives
Northwest Pilot Project
Oregon AFSCME Council 75
Oregon Center for Public Policy
Oregon Coalition on Housing & Homelessness
Oregon Council on Developmental Disabilities
Oregon Food Bank
Oregon Housing Authorities
Oregon Law Center
Oregon Opportunity Network
Partners for a Hunger-Free Oregon
Portland Community Reinvestment Initiatives
Portland Tenants United
Proud Ground
Raphael House
REACH CDC
St. Vincent de Paul of Lane County, Inc.
ShelterCare
Sisters Habitat for Humanity
Sponsors, Inc.
SquareOne Villages
Street Roots
Transition Projects
Urban League of Portland
Washington County
Welcome Home Coalition
Willamette Neighborhood Housing Services

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