



Member Organizations

1000 Friends
AFSCME Local 3267
CASA of Oregon
Central City Concern
City of Ashland
City of Beaverton
City of Corvallis
City of Eugene
City of Gresham
City of Portland
City of Tigard
City of Wilsonville
Clackamas Community Land Trust
Clackamas County
Clackamas Housing Action Network
Coalition for a Livable Future
Community Action Partnership of Oregon
Community Action Team, Inc.
Community Alliance of Tenants
Community Housing Fund
Community Partners for Affordable Housing
Ecumenical Ministries of Oregon
Habitat for Humanity of Oregon
Hacienda CDC
Homeless Families Coalition
Housing Advocacy Group of Washington Co.
Housing Development Center
Impact Northwest
Interfaith Committee on Homelessness
Jackson County Housing Coalition
Lane County Legal Aid and Advocacy Center
League of Women Voters of Oregon
Lincoln County
Manufactured Home Owners of Oregon, Inc.
Metro
Multnomah County
NAYA Family Center
NeahCasa
Neighborhood Economic Development Corp.
Neighborhood Partnerships
Network for Oregon Affordable Housing
Northwest Community Land Trust Coalition
Northwest Housing Alternatives
Oregon Action
Oregon Council on Developmental Disabilities
Oregon Coalition on Housing & Homelessness
Oregon Food Bank
Oregon Housing Authorities
Oregon Opportunity Network
Partners for a Hunger-Free Oregon
Portland Community Reinvestment Initiatives, Inc.
Portland State Univ., Student Legal & Mediation Services
Proud Ground
REACH CDC
Rogue Valley CDC
St. Vincent DePaul of Lane County
Shelter Care
Sisters Of The Road
Umpqua CDC
Washington County
Willamette Neighborhood Housing Services

Contact us:

Public Affairs Counsel
Mark Nelson, Erica Hagedorn
PO Box 12945 · Salem, OR 97309
(503) 363-7084

www.oregonhousingalliance.org

2011 Housing Opportunity Agenda

Protecting Oregonians most impacted by the recession

The Housing Alliance believes that we all have a stake in addressing the problems our communities and neighbors are facing as a result of the recession. In Oregon, we believe in protecting those most impacted by the economic downturn. Housing gives people an opportunity to build better lives, and our communities are better and stronger when we and our neighbors can afford to pay their rent and have money left over for food or medicine. We're asking the legislature to take the following actions in 2011:

- **Maintain Support for Dedicated Revenue for Affordable Housing**—The document recording fee (enacted in 2009) supports development and preservation of rental housing; homeownership; strategies to end and prevent homelessness; and capacity of non-profit partners. We need to maintain our commitment to a continuum of responses to the housing affordability crisis and keep a pipeline of projects in development. (Lead)
- **Increase the Emergency Housing Account**—This is our most flexible resource to end and prevent homelessness. This resource has been funded at the same level since it was created in 1991, while the need is growing at an alarming pace. The programs paid for by the Emergency Housing Account (or EHA) help keep at-risk families in their homes, and help homeless families get off the streets and stabilized. Last biennium, the state received \$15 million in federal stimulus funds that helped quell the huge increase in caseloads brought on by the recession. This year that federal money goes away, and we're going to need every penny of state funding possible to keep families stable. (Lead)
- **Preserve Existing Affordable Housing**—Homes with federal rent subsidies are at risk of conversion to market rate, as is some housing built and owned by non-profit partners statewide. We cannot afford to lose this precious resource. We need Lottery Backed Bonds to fill financing gaps and preserve these affordable homes. (Lead?)
- Restructure the **Oregon Affordable Housing Tax Credit**, which is one of our primary tools to keep rents low. The proposal would allow Housing and Community Services to slightly restructure the tax credit to help ensure that the tool remains useful even in challenging financial times. (Lead?) (LC 630)
- **Maintain state enabling legislation for local property tax abatement programs.** A key enabling statute for affordable housing will sunset in 2014. The sunset is causing lenders to hesitate to invest in properties, and it needs to be extended to support ongoing development of affordable housing. The Housing Alliance is supporting an option to extend the sunset on the enabling statute for 15 years, to 2027. (Lead)

The Housing Alliance is also supporting extending the sunset on another key enabling statute for property tax abatement for the construction of transit supportive multiple-unit housing in core areas of urban centers. This extension of ORS 307.600 would extend the sunset for 10 years to 2022.

- Update definitions for the **Farmworker Housing Tax Credit**, and maintain this key tool for housing development. (Support) (LC 631)
- Continue and **expand protections for tenants in foreclosed properties**. Low-income and minority tenants are bearing the brunt of rental foreclosures. While new state and federal laws have addressed some of the needs of these innocent parties, their implementation is confused and often misapplied. Proposed changes will bring greater stability and permanency to protections for tenants. They include improved notice requirements to tenants of a foreclosure sale and of their rights throughout the process, the removal of unnecessary procedural barriers to protection, greater clarity around who is covered and when, and sanctions for violation. (Support)
- **Protect Tenant Access to Utilities**. When a tenant's rent includes payment for utilities, and the landlord defaults on payments to the utility company, that tenant bears the burden of a utility shut-off. The 2011 legislative concept aims to provide protection to tenants by strengthening notice requirements to tenants before shut-off, and creating a structure by which tenants can pay to the utility the amount required to avoid shut-off and deduct the payment amount from rent owed to the landlord. (Support)
- **Secure and preserve public subsidy during foreclosure proceedings**. This would allow public agencies and nonprofits to ensure that significant public investment is not lost during foreclosure, while also requiring public agencies and nonprofits to follow the same process as any other foreclosure sale purchaser. It would provide statutory opportunity for Agencies—when they are junior lien holders or otherwise owning an Affordable Housing Covenant (ORS 456.270), trust deed, mortgage, security agreement, land lease, or security interest or lien—to purchase a home at foreclosure sale (in trust deed foreclosures) by matching the highest bid price. (LC 1757) (Support)
- **Expand allowable Master/Short Form documents**. We would like to expand the list of master-forms explicitly allowed to be referenced in short form. This will simplify recording for homebuyers of land trust properties, among others. (LC 2524) (Support)
- **Support resident purchases of manufactured home parks**. The Housing Alliance will support the Manufactured Housing Landlord Tenant Coalition proposals moving forward in the 2011 legislative session to support resident purchases of manufactured home parks. These include an extension of a bill which requires state registration of park owners and landlords and continuing education for landlords; protection of tenants whose park is converted to a subdivision; strengthening the tenants' opportunity to purchase the park; and sub-metering of water services. (Support)
- Recognize the problem of **hate crimes against people who are homeless** and implement specific penalties. (Support)
- Protect **Temporary Assistance for Needy Families (TANF)** and protect vulnerable families with children. TANF serves families with children with a small monthly cash payment for basic needs such as rent and heat as well as employment services. This critical program often prevents families from becoming homeless or needing other emergency services. (Support)
- Increase the **Earned Income Tax Credit (EITC)**. The EITC is one of the largest and most effective wage support programs for low- and moderate-income families. It supplements the earnings of workers by reducing their tax burden. (Support)

Questions? Contact Janet Byrd at jbyrd@neighborhoodpartnerships.org or Alison McIntosh at amcintosh@neighborhoodpartnerships.org.