



Recommendations

The ABC Workgroup recommends that action be taken by the Oregon Legislature during the 2015 Legislative Session to increase housing availability and better meet critical needs. The Workgroup will continue to meet to monitor progress on non-Legislative action.

- **Debt**

- Increase the availability of low cost debt:
 - Refer to voters an Amendment to Article 11 of the Oregon Constitution to expand the use of General Obligation bond authority to fund affordable housing. Currently, GO bonds may be used to fund housing developed by private parties for elderly and disabled Oregonians if rent revenues can repay bonds. We propose expanding the exception to include housing for residents with low incomes regardless of age or disability status. **HJR 17**
 - Continue to monitor use of and demand for the Oregon Affordable Housing Tax Credit (OAHTC) and consider need to raise cap from \$17 million in future sessions. A workgroup convened by Oregon Housing and Community Services has identified ways to increase the impact of this tool in the 2015-2017 biennium without legislative action.

- **Land**

- Address the need for land for housing development which is located near opportunity areas, available for sale or development, at a manageable cost
 - Support reclamation of brownfields for land banking for community benefit, including affordable housing. (Coalition is advancing bills HB 2289 and HB 2734)
 - Inventory Oregon Department of Transportation and Department of State Lands owned land for possible housing uses. Support inventories by other units of government, including school districts. **HB 2620 (ODOT) and HB 2881 (DSL)**

- **Policy Tools**

- Strengthen capacity and tools to monitor and encourage housing development to meet community goals
 - Create a “housing lens” within Oregon Housing and Community Services – an annual look at whether cities and counties are able to meet their goals around affordable housing and at state tools and strategies to meet needs. Oregon Housing and Community Services and Department of Land Conservation and Development have agreed to begin this coordination without legislative action.
 - Support housing developers and communities in their efforts to locate a range of housing types at a range of affordability throughout Oregon communities (counteract “NIMBYism”)
 - Monitor other legislative conversations about “needed housing” and strategies to increase clarity in the application of “clear and objective standards” to developments.