



**HOUSING
ALLIANCE**

www.OregonHousingAlliance.org

Inclusionary Zoning Builds Strong Communities

**Senate Committee on Human Services and Early Childhood
February 1, 2016
Senate Bill 1533 Relating to Affordable Housing**

Chair Gelser and members of the Committee,

The Housing Alliance is a coalition of more than seventy organizations from all parts of the state. Our members have come together with the knowledge that housing opportunity is the base on which all of our success is built – individual success as students, parents, workers, and community members as well as the success of our communities. We represent a diverse set of voices from residents to local jurisdictions to non-profit housing developers and organizations working to meet basic needs in every corner of our state.

We ask your support for inclusionary zoning.

Inclusionary zoning is a tool in the toolbox for local communities to produce affordable housing units and should be available to Oregon. The communities in our state have limited resources and tools to address our growing affordable housing needs. The blanket ban has created a significant chilling effect on development efforts across communities aimed at creation of “inclusive” housing opportunities, especially in smaller jurisdictions with limited resources.

Inclusionary zoning policies have the potential to give families and individuals more choice about where they live, which schools their children attend, and how to commute to work. Such policies have been shown to help people with modest incomes remain close to family, friends, and services. Inclusionary zoning requires developers to set aside a percentage of units for rental or sale to low and moderate income families during the design and conception stage of projects. Inclusionary zoning policies therefore have the ability to harness the energy of the private market to help create affordable homes, and enable economic integration and social inclusion without unduly burdening private parties.



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On behalf of the Housing Alliance, I urge your prompt consideration and support of this proposal, which promises to benefit all Oregon communities. Thank you for your service.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jenny Lee', is written over a light gray rectangular background.

Jenny Lee

On Behalf of the Oregon Housing Alliance



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Housing Alliance Members

1000 Friends of Oregon
211info
A Home for Everyone Multnomah County
Alliance of Family & Housing Success
Asian Pacific American Network of Oregon
Bienestar
Bradley Angle
CASA of Oregon
Central City Concern
City of Eugene.
City of Portland
Clackamas County
Coalition of Communities of Color
Coalition of Community Health Clinics
Common Ground
Community Action Partnership of Oregon
Community Alliance of Tenants
Community Energy Project
Community Housing Fund
Community Partners for Affordable Housing
Cornerstone Community Housing
Ecumenical Ministries of Oregon
Enterprise Community Partners
Fair Housing Council of Oregon
Farmworker Housing Development
Corporation
Habitat for Humanity of Oregon
Hacienda CDC
Coalition of Housing Advocates
Housing Development Center
Housing Works
Human Solutions
Impact Northwest
Immigrant & Refugee Community
Organization
JOIN
Lane County Legal Aid and Advocacy Center

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
Northwest Housing Alternatives
Northwest Pilot Project
Open Door Counseling Center
Oregon AFSCME Local 3135
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,
Inc.
Proud Ground
Raphael House
REACH CDC
St. Vincent de Paul of Lane County, Inc.
ShelterCare
Sisters of the Road
Sponsors, Inc.
Street Roots
Transition Projects
Urban League of Portland
Washington County
Welcome Home Coalition
Willamette Neighborhood Housing Services