



February 29, 2016

Dear Chair Williamson and members of the Committee:

I write on behalf of Oregon Opportunity Network, the statewide association of nonprofit housing and community development nonprofits, in support of SB 1533 B. This bill partially lifts the statewide ban on Inclusionary Zoning, and also enables local jurisdictions to levy a Construction Excise Tax with proceeds dedicated to affordable housing incentives and programs.

We know it will take many different types of tools and investments to solve our state's housing crisis. This bill helps move us in the right direction as one part of a multi-pronged approach to addressing Oregon's housing emergency. With over 20,000 schoolchildren experiencing homelessness in our state, it is urgent that the Legislature act boldly and swiftly with both resources and policy to increase housing opportunity.

As one of the lead organizations in the Inclusionary Zoning Coalition, we had originally sought a straightforward lifting of the statewide ban on IZ, with "sideboards" to ensure developers were provided with financial incentives to offset any loss of profit.

Through a series of negotiations, the final version of the bill now before you is significantly more complicated and falls well short of what we had hoped to achieve, particularly for communities outside Portland. Nonetheless, we support this bill as an important step in the right direction.

For the record, there are significant concerns about this bill - in particular, its definition of "affordable" housing as that affordable to households with 80% of Median Family Income and greater; its exclusion of single-family home developments; and its required minimum development size of 20 units, which will effectively prohibit most smaller, rural communities from being able to use this policy tool.

We urge your support for SB 1533 B. We will work hard at the local level to help communities across Oregon get the most they can out of the tools provided in this bill. And, we look forward to returning in future sessions to work with you to ensure that all Oregonians have access to safe, decent and affordable housing.

Thank you very much for your consideration, and your leadership for Oregon.

Sincerely,



Ruth Adkins
Policy Director

Oregon ON member organizations:

Statewide

CASA of Oregon
Cascadia Behavioral Healthcare
Catholic Charities
Enterprise Community Partners
Habitat for Humanity of Oregon
Housing Development Center
NOAH (Network for Oregon Affordable Housing)
Northwest Housing Alternatives
Rural Community Assistance Corporation

Central & Eastern Oregon

Columbia Cascade Housing
Community Connection of NE Oregon
Housing Works
NeighborImpact
UGMW Nonprofit Development Corporation

Coastal

Northwest Coastal Housing
Community Action Team, Inc.

Southern Oregon

ACCESS
Housing Authority of Jackson County
NeighborWorks Umpqua
United Community Action Network

Willamette Valley

Community Home Builders
Cornerstone Community Housing
Farmworker Housing Development Corporation
Housing and Community Services of Lane County (HACSA)
Mainstream Housing, Inc.
NEDCO
Oregon Housing and Associated Services
Polk CDC
St Vincent de Paul of Lane County
Willamette Neighborhood Housing Services

Portland Metro

Bienestar
BRIDGE Housing
Central City Concern
Community Housing Fund
CPAH
Habitat for Humanity Portland/Metro East
Hacienda CDC
Home Forward
Housing Authority of Clackamas County
Housing Authority of Washington County
Human Solutions, Inc.
Innovative Housing, Inc.
NAYA Family Center
PCRI
Portland Housing Center
Proud Ground
REACH Community Development
ROSE Community Development
Sabin CDC

...Plus over 100 businesses, government agencies, community organizations and individuals across Oregon who support our mission.