



HOUSING ALLIANCE

March 9, 2017

House Committee on Human Services and Housing
Oregon State Legislature
900 Court Street NE
Salem, OR 97301

Chair Keny Guyer, Vice Chair Olson, Vice Chair Sanchez, and Members of the Committee:

I am writing to you today on behalf of the Oregon Housing Alliance to express our strong support for HB 2570. The Oregon Housing Alliance is a coalition of more than eighty organizations from all parts of the state. Our members came together with the knowledge that housing opportunity is the foundation on which all our success is built: individual success as students, parents, workers, and community members and the success of our communities. We represent a diverse set of voices including residents, local jurisdictions, non-profit housing developers, and organizations working to meet basic needs in every corner of our state.

Today, far too many Oregonians are struggling to make ends meet, let alone achieve their dreams of homeownership. Across our state, home prices have increased rapidly over the last several years, and more and more families can no longer afford to purchase a home. We simply don't have enough affordable homes for sale to meet the need or demand. Families and individuals can do all the hard work necessary to repair credit, save for a down payment, and secure a loan and still not be able to find a home they can afford to purchase.

Affordable homeownership is a powerful tool to help families achieve lasting stability in housing and remain in their communities. It provides an opportunity for families and individuals to build assets and can help address racial disparities in wealth. Homeownership can help to create long term stability for families.

Today, we are very excited to express our strong support for HB 2570. This bill originally was brought forward in 2016 by Housing Alliance member, Habitat for Humanity of Oregon. The concept is based on a successful model that has been working to sustainably increase the production of affordable homeownership options in Minnesota for over 12 years.

In 2016, this committee heard a similar bill with one key difference – the bill was structured in such a way that in practice, only Habitat affiliates would be able to use the funding mechanism. Together with Oregon Opportunity Network, the Housing Alliance convened a workgroup of homeownership partners that met to discuss, compromise, and finalize the details of this proposal. We are thrilled to be back with a consensus concept that would allow any non-profit organization with experience developing affordable homeownership options to participate.

HB 2570 would:

- Provide resources to Oregon Housing and Community Services, and direct the agency to offer grants to non-profit organizations to develop more affordable homeownership options. The intent will be to serve a range of incomes and a range of geographies.
- Direct OHCS to offer grants to either:
 - o Serve families with a revolving loan fund model. The non-profit organization, such as a Habitat for Humanity affiliate, may purchase or leverage loans made to qualifying families, and their loan repayments will repay the fund over time.
 - o Serve families with a capital construction revolving loan fund model. The non-profit organization will build a home and then use the proceeds of the sale to build another home, and so on.
- This program will serve families with incomes ranging from very low to median income.
- This program will help to build new homes, replace manufactured homes, and to acquire and rehabilitate homes.

It is our intent that:


- Some of any available resource will be directed to serve families with lower incomes, (those earning 30-60% of the area median income), and some will be directed to serve families earning slightly higher incomes, (60-100% of the area median income).
- OHCS will seek to select grantees that propose to serve a range of household incomes, using different models, and serving a range of geographic areas.

We believe HB 2570 will have significant and positive benefits on our communities by helping to create affordable homeownership opportunities for Oregonians.

When we are able to provide housing for people that need it, it has important and significant benefits. Kids are stable in school and able to focus on the things that matter – being kids, doing their homework – and not worrying about where their families will sleep at night. Parents are able to focus on work and taking care of kids. Safe and stable housing that people can afford is key to accessing opportunity.

Together, we can do more to provide this opportunity for all Oregonians. With more resources, we can build more affordable homes for the Oregonians who need them. Thank you very much for your attention to this matter, and thank you for your service to our state.

Sincerely,



Alison McIntosh

Housing Alliance Members

*1000 Friends
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
Mainstream Housing, Inc.
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 Opportunity Network
Partners for a Hunger-Free Oregon
Portland Community Reinvestment Initiatives
Portland Homeless Family Solutions
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*