



HOUSING ALLIANCE

April 25, 2017

House Committee on Revenue
Oregon State Legislature
900 Court Street NE
Salem, OR 97301

Re: HB 3357

Chair Barnhart, Vice-Chair Bentz, Vice-Chair Smith Warner, Members of the Committee:

I am writing to you today on behalf of the Oregon Housing Alliance to express our strong support for HB 3357, which increases the document recording fee dedicated to affordable housing by \$20.

The Oregon Housing Alliance is a coalition of more than eighty organizations from all parts of the state. Our members have come together with the knowledge that housing opportunity is the foundation 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 including residents, local jurisdictions, non-profit housing developers, and organizations working to meet basic needs in every corner of our state.

We believe that all Oregonians need a safe, stable, and affordable place to call home. Today, we simply don't have enough affordable homes for people who need them, and vacancy rates have dropped precipitously towards zero in communities across Oregon. People are struggling with homelessness, housing instability, rent burdens, and to make ends meet and put food on the table. During the last school year, 21,000 of our school children in grades K – 12 experienced homelessness, and one in four of Oregon's renters spends more than half of their income on housing.

In 2009, the Oregon Housing Alliance came together with industry partners to pass a document recording fee and create a dedicated, ongoing revenue source for affordable housing. Since that time, the document recording fee has been a critical tool to provide housing opportunity for thousands of Oregonians with low incomes.

Since 2009, the document recording fee has raised \$79 million. By statute, those resources go to three purposes: 10% of those resources go to the Emergency Housing Account; 14% of those resources go to the Home Ownership Assistance Program; and 76% of these resources go to the General Housing Account Program. In 2013, the Legislature passed HB 2417, which added an additional \$5 to the document recording fee and dedicated 25% of each account to serve veterans.

Emergency Housing Account: 10% of the document recording fee goes to an effective and efficient program funds emergency rent assistance programs through a network of Community Action Agencies. This program works to prevent and end homelessness.

- Community Action Agencies serve all 36 counties across Oregon.
- It provides rent assistance to help keep someone in their home, or it provides assistance with deposits, application fees, and rent to help end someone's homelessness.

Home Ownership Assistance Program: 14% of the document recording fee goes to the Home Ownership Assistance Program and funds a statewide network of homeownership centers.

- Homeownership Centers serve all 36 of Oregon's counties, providing counseling and education for first-time homebuyers, as well as support to homeowners who may be facing foreclosure.
- Organizations across the state have also helped new homebuyers with down payment assistance.

General Housing Account Program: 76% of the document recording fee goes to the General Housing Account Program funds the development and preservation of safe, stable and affordable places to call home for Oregonians who need them.

- Since 2009, more than 4,000 affordable homes have been built or preserved in 55 towns and cities all across Oregon.
- These homes serve seniors, people with disabilities, veterans, and households with low incomes.

Oregon Housing and Community Services administers these programs. OHCS provides the public with information about amounts collected and distributed:

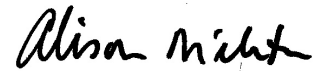
<http://www.oregon.gov/ohcs/Pages/reports-document-recording-fee.aspx/>. The Housing Alliance, in concert with other partners, monitors these reports to ensure geographic distribution of resources.

Investing in preventing and ending homelessness, new affordable homes, and our existing affordable housing infrastructure is critical at this time when far too many Oregon families are experiencing housing instability. We have a strong network of service providers, affordable housing developers and public housing authorities across Oregon. With these additional investments, we could build more affordable homes for the Oregonians who need them.

These investments in the basics – a safe, stable, affordable home for Oregonians with low incomes – have positive ripple effects across our state. We know what home, and what stable housing, means to all of us. When people have safe and stable housing, 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. Everyone's stress decreases and health improves. Safe and stable housing that people can afford is key to accessing opportunity.

Thank you very much for your time this morning, and we are looking forward to working with you this session as you seek ways to address our housing crisis across Oregon, and to create opportunity through safe and stable homes.

Sincerely,

A handwritten signature in black ink that reads "Alison McIntosh". The signature is written in a cursive, flowing style.

Alison McIntosh

On Behalf of the Oregon Housing Alliance

Housing Alliance Members

1000 Friends of Oregon
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

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 Law Center
Oregon Opportunity Network
Partners for a Hunger-Free Oregon
Portland Community Reinvestment Initiatives
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

JOIN

Lane County Health and Human Services

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www.oregonhousingalliance.org