



HOUSING ALLIANCE

Opportunities for Housing Investment,

HB 3349

March 8, 2019

Across Oregon, people are experiencing housing instability and homelessness. Investments such as the outlined below would create opportunity, stability, and safety for children, families, and individuals. The Oregon Housing Alliance Homelessness and Homeownership Workgroups have discussed and identified possible priorities for investment from any reform of the mortgage interest deduction.

Homelessness:

Across Oregon, families with children, youth who are aging out of the foster care system, and unaccompanied youth are experiencing homelessness and housing instability. There are a number of investments we could make to help support families with children access housing stability.

- Invest in long term rental assistance vouchers, including some level of case management to help stabilize families with children who are struggling with housing stability.
- Invest in long term services or supports for permanent supportive housing for families to end homelessness and help address other barriers to stability.
- Provide funding for mobile housing team pilot programs, serving households with rent assistance and rapid rehousing, as well as supports.
- Build additional affordable housing for youth aging out of the foster care system.
- Fund services to youth aging out of the foster care system as well as unaccompanied youth to provide safety and stability.
- Provide funding to help families seeking safety from violence with rent assistance, case management, and flexible funds.
- Support family reunification after involvement of child welfare by providing short term rental assistance and case management.

Homeownership

Across Oregon, people with low and moderate incomes are often unable to access homeownership due to a lack of options, as well as the increasing price of homes. There are a number of investments we could make to help support people to access homeownership.

- Create a revolving loan fund to build new affordable homeownership options in communities.
- Enable affordable homeownership developers to leverage their mortgage capital in order to serve more families, more quickly.
- Provide additional funding for down payment assistance to help people purchase their first home.
- Add funding to the Land Acquisition Program fund to help nonprofits and housing authorities acquire land for future development of affordable homeownership.
- Fund critical health and safety home repairs, weatherization, and seismic upgrades for existing homeowners with low and moderate incomes, particularly for veterans, people with disabilities or seniors aging in place, living in both site built and manufactured homes.
- Provide loans to homeowners with low and moderate incomes to replace aging and unhealthy manufactured homes.
- Provide loans to homeowners with low and moderate incomes to build accessory dwelling units (ADUs) for affordable long term rentals in communities with rental vacancy rates under 3%.
- Provide access to foreclosure counseling for families facing foreclosure.
- Fund capacity building, technical assistance and training: additional capacity is needed, particularly to address needs in rural communities and racial disparities in homeownership.