



### Member Organizations

1000 Friends  
AFSCME Local 3267  
CASA of Oregon  
Central City Concern  
City of Ashland  
City of Beaverton  
City of Corvallis  
City of Eugene  
City of Gresham  
City of Portland  
City of Tigard  
City of Wilsonville  
Clackamas Community Land Trust  
Clackamas County  
Clackamas Housing Action Network  
Coalition for a Livable Future  
Community Action Partnership of Oregon  
Community Action Team, Inc.  
Community Alliance of Tenants  
Community Housing Fund  
Community Partners for Affordable Housing  
Ecumenical Ministries of Oregon  
Habitat for Humanity of Oregon  
Hacienda CDC  
Homeless Families Coalition  
Housing Advocacy Group of Washington Co.  
Housing Development Center  
Impact Northwest  
Interfaith Committee on Homelessness  
Jackson County Housing Coalition  
Lane County Legal Aid and Advocacy Center  
League of Women Voters of Oregon  
Lincoln County  
Manufactured Home Owners of Oregon, Inc.  
Metro  
Multnomah County  
NAYA Family Center  
NeahCasa  
Neighborhood Economic Development Corp.  
Neighborhood Partnerships  
Network for Oregon Affordable Housing  
Northwest Community Land Trust Coalition  
Northwest Housing Alternatives  
Oregon Action  
Oregon Council on Developmental Disabilities  
Oregon Coalition on Housing & Homelessness  
Oregon Food Bank  
Oregon Housing Authorities  
Oregon Opportunity Network  
Partners for a Hunger-Free Oregon  
Portland Community Reinvestment Initiatives, Inc.  
Portland State Univ., Student Legal & Mediation Services  
Proud Ground  
REACH CDC  
Rogue Valley CDC  
St. Vincent DePaul of Lane County  
Shelter Care  
Sisters Of The Road  
Umpqua CDC  
Washington County  
Willamette Neighborhood Housing Services

# 2011 Housing Opportunity Agenda

## \* *DRAFT* of Final Agenda\*

**The Housing Alliance believes that to succeed in life, everyone needs a safe, stable and affordable place to call home. To help all Oregonians achieve this, we are asking the Legislature to take the following actions in the 2011 Legislative Session:**

- **Maintain Document Recording Fee Resources for Affordable Housing**—Continue to use the proceeds of the fee to support development and preservation of rental housing, homeownership, strategies to end and prevent homelessness, and to build capacity of non-profit partners. We need to maintain a continuum of responses to the housing affordability crisis and keep a pipeline of projects in development. (Lead)
- **Increase the Emergency Housing Account**—This is our most flexible resource to end and prevent homelessness. This resource has not been increased since it was created, while the need is growing at an alarming pace. The programs paid for by the Emergency Housing Account (or EHA) help keep at-risk families in their homes, and help homeless families get off the streets and stabilized. Last biennium, the state received \$15 million in federal stimulus funds that helped quell the huge increase in caseloads brought on by the recession. This year that federal money goes away, and we're going to need every penny of the state funding that currently exists to keep families stable. (Lead)
- **Preserve Existing Affordable Housing**—Homes with federal rent subsidies are at risk of conversion to market rate, as is some housing built and owned by non-profit partners statewide. We cannot afford to lose this precious resource. We need General Fund or Lottery resources to fill financing gaps and preserve these affordable homes. (Lead?)
- Restructure the **Oregon Affordable Housing Tax Credit**, which is one of our primary tools to keep rents low. The proposal would allow Housing and Community Services to offer the tax credit on either a long term or short term basis. This will help ensure that the tool remains useful even in challenging financial times. (Lead?) (LC 630)
- **Maintain state enabling legislation for local property tax abatement programs.** A key enabling statute for affordable housing will sunset in 2014. The sunset is causing lenders to hesitate to invest in properties, and it needs to be extended to support ongoing development of affordable housing. The Housing Alliance is supporting an option to extend the sunset on the enabling statute for 10 years, to 2024, to amend the statute to provide that any property which receives an exemption is presumed to have the exemption for twenty years, as long as the requirements to serve tenants within certain income restrictions are met. (Lead)

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- Update definitions for the **Farmworker Housing Tax Credit**, and maintain this key tool for housing development. (Support) (LC 631)
- Continue and **expand protections for tenants in foreclosed properties**. Low-income and minority tenants are bearing the brunt of rental foreclosures. While new state and federal laws have addressed some of the needs of these innocent parties, their implementation is confused and often misapplied. Proposed changes will bring greater stability and permanency to protections for tenants. They include improved notice requirements to tenants of a foreclosure sale and of their rights throughout the process, the removal of unnecessary procedural barriers to protection, greater clarity around who is covered and when, and sanctions for violation. (Support)
- **Protect Tenant Access to Utilities**. When a tenant's rent includes payment for utilities, and the landlord defaults on payments to the utility company, that tenant bears the burden of a utility shut-off. The 2011 legislative concept aims to provide protection to tenants by strengthening notice requirements to tenants before shut-off, and creating a structure by which tenants can pay to the utility the amount required to avoid shut-off and deduct the payment amount from rent owed to the landlord. (Support)
- **Secure and preserve public subsidy during foreclosure proceedings**. This would allow public agencies and nonprofits to ensure that significant public investment is not lost during foreclosure, while also requiring public agencies and nonprofits to follow the same process as any other foreclosure sale purchaser. It would provide statutory opportunity for Agencies—when they are junior lien holders or otherwise owning an Affordable Housing Covenant (ORS 456.270), trust deed, mortgage, security agreement, land lease, or security interest or lien—to purchase a home at foreclosure sale (in trust deed foreclosures) by matching the highest bid price. (Lead?)
- **Expand allowable Master/Short Form documents**. We would like to expand the list of master-forms explicitly allowed to be referenced in short form. This will simplify recording for homebuyers of land trust properties, among others. (Lead?)
- **Support resident purchases of manufactured home parks**. The Housing Alliance will support the Manufactured Housing Landlord Tenant Coalition proposals moving forward in the 2011 legislative session to support resident purchases of manufactured home parks. These include an extension of a bill which requires state registration of park owners and landlords and continuing education for landlords; protection of tenants whose park is converted to a subdivision; strengthening the tenants' opportunity to purchase the park; and sub-metering of water services. (Support)
- Recognize the problem of **hate crimes against people who are homeless** and implement specific penalties. (Support)

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