



2016 Legislative Agenda

Oregon Opportunity Network (Oregon ON) is a statewide association of affordable housing and community development nonprofits that provide housing and economic opportunity for working families, people with disabilities, seniors and others struggling to meet their needs in communities throughout Oregon. We are members of the Housing Alliance.

Our vision is that all Oregonians have the opportunity to succeed in life. To be healthy, safe and successful, you need a place to call home. We urge adoption of a significant agenda to tackle our statewide housing crisis.

Here are the bills and budget investments on our priority agenda:

- **Support SB 1533: lift the ban on inclusionary zoning.** Lifting the ban on IZ does not mandate anything. It would simply allow communities to adopt through local public process, an inclusionary zoning policy as one tool for the development of rental and/or single-family housing that is affordable to low or moderate income families. The bill includes sideboards to protect home builders. A broad statewide coalition supports SB 1533, including labor, environmental and social justice groups and communities including Hood River, Medford and Lincoln County.
- **Support HB 4001, including tenant protections to address the renters' state of emergency.** Renters with low incomes are facing mass evictions and large rent increases. They need immediate relief, including reasonable protection from no-cause evictions, providing 90 days' notice for rent increases, and protection from retaliatory actions by landlords. Many Oregon ON members are landlords, and we support tenant protections.
- **Support SB 1582: take the first step toward the Governor's \$100 million commitment to house low-income families.** This bill sets the parameters for the new LIFT (Local Innovation and Fast Track) bond program. As partners, we will continue to work closely with Housing and Community Services to implement this program and build homes for families quickly and efficiently.
- **Support HB 4081: keep nonprofit-owned affordable housing stable.** This bill removes the 2018 sunset from HB 4039 passed in 2014, and protects the already-previously-granted property tax exemption for these properties. There will be no new impact on local jurisdiction tax revenues. Nonprofits depend on these property tax exemptions in order to continue operating the existing low-income housing properties; we estimate about 2,000 homes statewide are impacted.

- **Support HB 4043: document recording fee & capital gains tax exemption for affordable housing.** This bill would increase the document recording fee by \$10, which would be dedicated for affordable housing, and also provides for a capital gains tax exemption when market rate buildings are sold to housing authorities or a community development nonprofit.

Additional budget asks:

- **Dedicate \$17.5 million to preserving affordable housing.** This investment will preserve currently affordable housing that will otherwise revert to market rate. This would preserve approximately 650 of the 2,000 units at risk statewide. The estimated value of the federal subsidies retained over 20 years from \$17.5 million invested would be about \$60 million.
- **Ensure \$10 million goes to the Emergency Housing Account (EHA) and State Homeless Assistance Program (SHAP),** to help prevent homelessness and help families who have become homeless to regain stability.
- **Dedicate \$2.7 million to ensure the continued success of the Oregon Foreclosure Avoidance program,** which provides essential information, counseling and legal support. This request has been included in the budget reconciliation bill.

Contact us for more information:

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Our 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.