



# HOUSING ALLIANCE

February 21, 2020

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

Dear Chair Holvey, Vice-Chair Drazan, Vice-Chair Smith-Warner, and Members of the Committee:

I am writing to you today on behalf of the Oregon Housing Alliance to express our support for the -10 amendments of HB 4015. The Housing Alliance has no position or concerns related to the other amendments of HB 4015.

The Oregon Housing Alliance is a coalition of ninety 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 including non-profit housing developers, residents of affordable housing, local jurisdictions, 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.

All Oregonians deserve 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 – our neighbors and members of our community – are struggling with homelessness, housing instability, rent burdens, and to make ends meet and put food on the table.

The -10 amendments, presented by Representative Lawrence Spence, would create a pilot program to develop more creative housing options. The pilot program would support the development of new housing options through accessory dwelling units. Accessory dwelling units (ADUs), or 'mother in law' apartments are small homes which are most often placed in a backyard, and provide another home for someone.

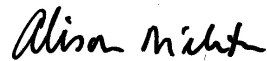
This pilot program would support the placement of ADUs in the backyards of homeowners with a below median incomes, and would require that they be then rented to someone with a low income for at least ten years. The pilot would develop ADUs in both the Portland metro area and in rural communities. Two organizations have identified an interest and opportunity to participate in rural communities. There would be strong support of the financing, siting, development, and operation of the ADU by an experienced, affordable housing development organization.

We are incredibly excited about this pilot for several reasons – first, we know that so many homeowners are interested in developing ADUs to support a family member or a community member with housing, however the financing is often an extreme barrier, and only people with higher incomes or significant savings or equity are able to access ADUs. We hope that the pilot could identify a model or a product to help other homeowners access ADU financing. Second, we are excited about the provision of additional housing options for people with low incomes.

We urge your support of the -10 amendments to HB 4015. I would reiterate that the Housing Alliance has no position or concerns related to the other amendments of HB 4015, we have simply not considered the issue.

Thank you very much for your time, and for your service to our state.

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  
Aging in the Gorge  
Benton Habitat for Humanity  
Bienestar  
Bradley Angle  
BRIDGE Housing  
Business for a Better Portland  
CASA of Oregon  
Chrisman Development  
Central City Concern  
Children First for Oregon  
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  
College Housing Northwest  
Community Action Partnership of Oregon  
Community Action Team  
Community Alliance of Tenants  
Community Development Partners  
Community Housing Fund  
Community Partners for Affordable Housing  
Community Vision  
Cornerstone Community Housing  
DevNW  
Ecumenical Ministries of Oregon  
Enhabit  
Enterprise Community Partners  
Fair Housing Council of Oregon  
Farmworker Housing Development Corp.  
FOOD for Lane County  
Habitat for Humanity of Oregon  
Habitat for Humanity Portland/Metro East  
Hacienda CDC  
Housing Authorities of Oregon  
Housing Authority of Clackamas County  
Housing Development Center  
Housing Oregon  
Human Solutions  
Immigrant & Refugee Community Organization

Impact Northwest  
Innovative Housing, Inc.  
Interfaith Alliance on Poverty  
JOIN  
Lane County Health and Human Services  
League of Oregon Cities  
League of Women Voters of Oregon  
Lincoln County  
Looking Glass Community Services  
Mainstream Housing Inc.  
Metro  
Mid-Columbia Housing Authority  
NAYA Family Center  
Neighborhood Partnerships  
NeighborImpact  
NeighborWorks Umpqua  
Network for Oregon Affordable Housing  
Northwest Housing Alternatives  
Northwest Pilot Project  
Oregon AFSCME Council 75  
Oregon Coalition of Christian Voices  
Oregon Center for Public Policy  
Oregon Coalition on Housing & Homelessness  
Oregon Council on Developmental Disabilities  
Oregon Food Bank  
Partners for a Hunger-Free Oregon  
Portland Community Reinvestment Initiatives  
Portland Homeless Family Solutions  
Proud Ground  
Raphael House  
REACH CDC  
Rogue Action Center  
Rose CDC  
St. Francis Shelter  
St. Vincent de Paul of Lane County, Inc.  
ShelterCare  
Sisters Habitat for Humanity  
Sponsors, Inc.  
SquareOne Villages  
Street Roots  
Think Real Estate  
Transition Projects  
Washington County  
Welcome Home Coalition