



HOUSING ALLIANCE

April 1, 2021

Senate Committee on Housing and Development
Oregon State Legislature
900 Court Street NE
Salem, OR 97301

Dear Chair Jama, Vice-Chair Linthicum, Members of the Committee:

I am writing to you today on behalf of the Oregon Housing Alliance to express our support for SB 458, and the -2 amendments, which will help extend homeownership opportunities to more Oregonians.

The Oregon Housing Alliance is a coalition of more than 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.

Prior to the COVID-19 pandemic, we knew that already, too many seniors, families, and people who experience disabilities were paying too much of their income towards rent, and were experiencing other forms of housing instability. Today, most households in Oregon are one or two person households, which includes older families whose children have moved away, younger households just starting out, and seniors in retirement. We have a mismatch between incomes and housing costs for too many Oregonians. And, we know that for far too many Oregonians with low incomes, there are few options they can afford on fixed or very low incomes.

Homeownership is one of the best strategies to help families build intergenerational wealth, while providing a stable home. Due to systemic racism, red lining, disparities in wealth and wages, people of color are less likely to own their home than their white peers. In Oregon, approximately 35% of Black people own their homes, compared to 65% of White people in Oregon¹.

HB 2001 (2019)² requires currently in progress zoning changes in all cities over 10,000 people across Oregon. The zoning changes being currently implemented through HB 2001 seek to end the practice of only allowing single family homes in most areas of a city, which are rooted in discriminatory and exclusionary practices³.

HB 2001 (2019), is also an important long term strategy which will help to build more housing types in communities across our state. HB 2001 requires communities to allow for more needed housing options, and to address the need for housing for people with moderate incomes and smaller family sizes by

¹ <https://olis.leg.state.or.us/liz/201711/Downloads/CommitteeMeetingDocument/150812>

² <https://olis.oregonlegislature.gov/liz/2019R1/Measures/Overview/HB2001>

³ <https://www.kqed.org/news/11840548/the-racist-history-of-single-family-home-zoning>

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requiring communities above a certain size to allow other housing types, which might encourage the development of smaller and less expensive houses. Cities over 10,000, and cities over 1,000 within the metro area, must allow more housing types on land that is zoned for single family homes.

Providing smaller housing types may also provide more affordable options for people in our communities who today struggle to find a place they can afford to rent or buy.

SB 458 and the -2 amendments follows on the critical work done by HB 2001, and would require that developers who build these middle housing types such as duplexes, triplexes, fourplexes, townhomes and cottage clusters to be able to sell each home within the development, without going through a lengthy lot division process. This critical change would allow developers to respond to a demand within the market for smaller sized, and potentially more affordable housing types, and be able to create homeownership opportunity.

For developers of affordable homeownership options, duplexes, triplexes, fourplexes, townhomes and cottage clusters are an exciting option, but we must pass SB 458 and the -2 amendments to truly see the potential of HB 2001.

We urge you to support of SB 458 and the -2 amendments, and maintain this important exemption for affordable housing. Thank you very much for your time, and for your service to our state.

Sincerely,



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
Central City Concern
Chrisman Development
Church Women United of Lane County
City of Beaverton
City of Eugene
City of Forest Grove
City of Hillsboro
City of Hood River
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
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
Home Forward
Homes for Good
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
Our Children Oregon
Partners for a Hunger-Free Oregon
Portland Community Reinvestment Initiatives
Portland Homeless Family Solutions
Proud Ground
Raphael House
REACH CDC
Residents Organizing for Change (ROC Oregon)
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

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