



HOUSING ALLIANCE

February 18, 2021

Senate Committee on Housing
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, 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.

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. Homeownership is one of the best strategies to help families build intergenerational wealth, while providing a stable home.

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>

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.

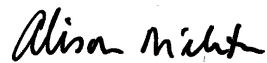
Providing smaller housing types may also provide more affordable options for people in our communities who today struggle to find a place they can afford to rent or buy.

SB 458 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 to truly see the potential of HB 2001.

We urge you to support of SB 458, 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

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*Think Real Estate
Transition Projects
Washington County
Welcome Home Coalition*

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