



# 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 Oregon<sup>1</sup>.

HB 2001 (2019)<sup>2</sup> 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 practices<sup>3</sup>.

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

<sup>1</sup> <https://olis.leg.state.or.us/liz/2017I1/Downloads/CommitteeMeetingDocument/150812>

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

<sup>3</sup> <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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