



HOUSE OF REPRESENTATIVES
900 COURT ST NE
SALEM, OR 97301

Date: June 11, 2019

TO: Transportation and Economic Development Sub Chairs Rep. Gomberg and Sen. Manning
Ways and Means Tri-Chairs Rep. Rayfield, Sen. Steiner Hayward, Sen. Johnson

RE: Housing Budget

Although you are well into your decision making about the Housing budget, I am providing results of my House Committee on Human Services & Housing process to provide you with feedback about the housing bills that came through our committee, along with three of the Governor's budget requests.

We are still hoping that several more of our bills and budget requests will be funded. While all the bills passed with **unanimous support**, our members know they will not be fully funded; so they ranked their priorities if limited to \$100 million (or sadly, \$75 million) from General Fund.

The top priority was **EHA/SHAP**, followed by three supply bills: **HB 2055 Housing Accelerator**, **LIFT**, and **HB 2288 Local Government Capacity Building**. While I only listed the top ranked bills in this letter, our committee felt strongly that all these programs are needed and deserve support.

Thank you for taking the time to review our attached feedback, and I look forward to discussing this with you in person this week.

Sincerely,

Alissa Keny-Guyer
Chair, House Human Services and Housing

cc.

Speaker Kotek, Tim Inman, Taylor Smiley Wolfe
Senate President Courtney, Betsy Imholt
Members of the House Human Services and Housing Committee: Rep. Sanchez, Rep. Noble,
Rep. Helt, Rep. Zika, Rep. Schouten, Rep. Meek, Rep. Williams, Rep. Mitchell
James Labar, Office of the Governor
Margaret Salazar, Director, OHSC



	Bill	Fiscal	Revenue	\$ out of \$100 mil	\$ out of \$75 mil	Average Total Bill Score	Chief Sponsors	Regular Sponsors	Notes
JWM – Homeownership									
1	HB 2802 – Homeownership Rep., Rehab and weatherization program OHCS; grants for low income homeowners	Lite Approx \$15 mil	No Impact	4	4	16.75	Marsh	Gomberg, KG, Noble, Sollman, Hansell	Establishes the Homeownership Repair and Rehabilitation Program to be administered by OHCS to provide grants to low-income households to repair and rehabilitate single family dwellings, as specified. \$15 million original request; advocates now pushing for \$4 million. No referral yet.
2	Homeowner counseling	\$1.5 mil		1.5	1.5	10.75			Foreclosure avoidance counseling and mediation In budget yet?
JWM -- Supply									
3	HB 2001 – Middle housing zoning	Lite \$3 mil+ staffing = \$4.5 mil	Lite	4.5	4.1	17	Kotek	Fahey, Marsh, Mitchell	Requires cities with a population greater or equal to 25,000 to permit the development of all middle housing types in residential-zoned areas that allow for detached single-family homes. Work session in Sub on 6/11.
4	HB 2055 –Greater Oregon Housing Accelerator; OHCS loans / grants to support workforce housing in development constrained areas (rural); tech assistance (Gov request)	\$15 mil	No Impact	10	5	19.25	Req. by Governor Brown		Establishes the Greater Oregon Housing Accelerator Program in the Oregon Housing and Community Services (OHCS). Allows OHCS to provide grants or loans to support workforce housing in development-constrained areas. Works with HB 2056 – Technical update to loan guarantee program. \$0 No referral yet.
5	HB 2228 --Establishment of Local Govn. Tech Asst. Program within OHCS; OHCS and DLCD traveled statewide soliciting suggestions for community investments; workplans	\$2.5 mil	No Impact	2.5	2.5	18.5	Gomberg, Smith DB, Roblan, Hansell	Evans, Findley, KG, Leif, Meek, Mitchell, Noble, Sanchez, Schouten, Williams, Zika, Manning, Helt	Directs OHCS and DLCD to enter into an agreement with the Association of Oregon Counties and League of Oregon Cities to implement the Local Government Technical Assistance Program. Specifies content of agreement. Requires reports from OHCS and DLCD to the Legislative Assembly by May 10, 2020, and December 10, 2020. Appropriates \$2.5 million General Fund dollars to OHCS. No referral yet.
6	HB 2306 – early release of residential building permits w. financial guarantee	Indeterminate	No Impact	0	0	9.25	Marsh, Stark, Smith DB	Meek, Noble, Nearman, Zika, Heard	Defines terms: conditions of development, public improvements, residential subdivision, and substantial completion. Prohibits a city or county from denying a building permit for a residential dwelling in a residential subdivision if: (1) substantial completion of public improvements has occurred, and (2) a bond to secure the completion of the remaining public improvement has been secured. Maintains the authority for a city or county to deny issuance of occupancy permits if all the conditions for development or release of the bond have not been met. Passed both chambers.
7	HB 2075 --Development Readiness Program DLCD; assist local governments with land use goals relating to housing and economic development (Ag & Land Use Com.)	\$1.36 mil GF	No Impact	1.3	1.3	17	Gov. for DLCD		Establishes the Development Readiness Program within DLCD to provide financial, technical, and other assistance to local governments for land use goals relating to housing and economic development. No referral yet; in budget?

	Bill	Fiscal	Revenue	\$ out of \$100 mil	\$ out of \$75 mil	Average Total Bill Score	Chief Sponsors	Regular Sponsors	Notes
8	HB 2003 Builds on statewide land use planning goal 10 (Ag & Land Use Com.)	Lite \$3.5 mil (includes \$1.5 mil tech assist for local gov'n)	No Impact	3.5	3.2	17.5	Kotek	KG	Work Session in Sub on 6/11.
9	Gov. Request: Emergency housing assistance (EHA) /State homelessness assistance programs (SHAP)	\$44 mil GF (CSL \$40 mil + \$5.2 emergency funding last year)		44	44	19.5			In budget, at what amount?
10	Gov. Request: Children's homelessness	\$14 mil GF \$8 mil Fed \$6.5 mil TANF		10	0	10			Oregon spends \$884 per homeless youth per biennium for runaway homeless youth; far less than other states. Out programs targeting children should include these youth as well, through expanding the grants administered by DHS.
11	Gov. Request: Rental market resources	\$20 mil GF		6.1	0	3			
JWM -- Manufactured Homes									
13	HB 2893 – Manufactured housing advisory committee (Marsh)	2019-2021: \$68,839 2021-2023: \$73,476	No Impact	.1	0	16	Marsh	Fahey, Helt	Creates an advisory committee on manufactured housing within Oregon Housing and Community Services (OHCS). Recommends membership and specifies duties. Requires report by March 30 of each year. No referral yet.
14	HB 2895 – grants, decommission manufactured homes (Marsh)	Lite (\$500K per biennium) (plus staffing, Alison M.)	No Impact	.5	.5	17	Marsh, Smith G, Hansel	Fahey, Gomberg, Helt, KG, Meek, Wilde	Requires Oregon Housing and Community Services (OHCS) to create a grant program to fund the decommission and disposal of manufactured homes. Specifies criteria for grant program including eligibility. Appropriates \$500,000 from the General Fund. No referral yet.
15	HB 2896 – loan, manufactured park preservation (Marsh)	Lite (est. \$3 mil per biennium) (plus staffing, Alison)	No Impact	3	3	13	Marsh, Smith G, Hansel	Fahey, Gomberg, Helt, KG, McKeown, Meek, Prusak, Wilde	Directs OHCS to establish a loan program for nonprofit corporations to support the preservation and affordability of manufactured dwelling parks. Work session 6/10.
16	SB 586 – Manufactured and Marina Communities division	\$200K for grants \$152K for .75 FTE \$42K mediation	\$93,400	.4	.3	10.75	Prozanski	KG	Work session 6/10.
17	SB 1024 – OHCS non-profit grant for infrastructure of manufactured home park in Springfield	\$3 mil	Minimal	3	0	10.5	Beyer		No referral yet.
				Total: \$100	Total: \$75				
Revenue									
21	HB 2127 – Manu. home park capital gains exemption sunset ext.	No Impact	Minimal			9.75	House Interim Committee on Revenue		Extends sunset for tax exemption on capital gains from sale of manufactured dwelling park to certain entities, from 2020 to 2026. Governor signed.

	Bill	Fiscal	Revenue	\$ out of \$100 mil	\$ out of \$75 mil	Average Total Bill Score	Chief Sponsors	Regular Sponsors	Notes
22	HB 2136 – Tax credit manu. home park closure sunset ext.	No Impact	Minimal (less than 100k, AKG)			5.25	House Interim Committee on Revenue		Extends sunset on tax credit for closure of manufactured dwelling park. Allows tax credit to be claimed by tenant based on termination of agreement by landlord or exercise of eminent domain.
23	HB 2151 – APD homestead property tax deferral sunset ext. (cap in HB 2452, \$250K)	Lite	Lite			9.5	(House Interim Committee on Revenue		Extends sunset on homestead property tax deferral program for seniors and people with disabilities from 2021 to 2031.
24	HB 2664 --Tax credit manu. home park closure sunset ext.	No Impact	Minimal			8.5	KG	Nosse, Sanchez	Extends sunset on tax credit for closure of manufactured dwelling park and for exemption from taxes on capital gains from sale of manufactured dwelling park to certain entities, from 2020 to 2026.
25	HB 2587 – APD homestead reverse mortgages	Minimal	Lite			13.5	Meek		Makes exception for certain homesteads of seniors and people with disabilities to prohibition on reverse mortgages for participation in the homestead property deferral program.
26	HB 2700 – Multiple unit housing tax exemption sunset ext.	No Impact	Lite			8.75	Nosse, Dembrow, Noble	Evans, KG, Nearman, Sanchez, Thomsen	Extends sunset on tax exemption for multiple unit housing from 2022 to 2032.
27	HB 3349 – (KG) Mortgage Interest Deduction Savings		Lite/ Savings 2019-21: \$70 mil 2021-23: \$160 mil 2023-25: \$180 mil			11.25	KG, Fagan, Steiner, Hayward, Fahey, Hernandez, Golden	Gorsek, Mitchell, Nosse, Sanchez, Schouten, Dembrow, Frederick, Manning, Monnes, Anderson	Disallows, for purposes of personal income taxation, mortgage interest deduction for residence other than taxpayer's principal residence. Phases out allowable deduction for interest for principal residence based on taxpayer's federally adjusted gross income.
28	SB 197 -- tax credits for closure of manufactured dwelling park. Eminent domain (in Tax Expenditures Com.)	No Impact	Minimal			5	Interim Com. On Finance and Rev.		
Lottery/GO Bonds									
29	HB 2002 --(Kotek) – notice on expiration of affordability restriction	\$25,407,658 \$25 mil. lottery bonds + staffing (Alison M.)	Lite	100	0	14.5	Kotek	KG	Redefines "property owner" and "third party offeror." Requires owner of participating properties to provide notice to OHCS and each local government that is entitled to such as a qualifying potential purchaser in a manner prescribed by OHCS, between 30 and 36 months prior to the date the contract term will expire, permitting owner to withdraw the property from publicly supported housing or to limit affordability restrictions. Work session 6/10.

	Bill	Fiscal	Revenue	\$ out of \$100 mil	\$ out of \$75 mil	Average Total Bill Score	Chief Sponsors	Regular Sponsors	Notes
30	HB 2056 –statutory update to existing loan guarantee program	Minimal	No Impact	0	0	12	Req. by Governor Brown		Establishes Housing Development Grant Program within OHCS to support expanding the supply of affordable rental housing. Excludes use of grants for general operations of an organization. Allows grant recipients more discretion in tailoring services to the needs of tenants. Referred to W&M.
31	Gov. Request: LIFT Program (Local innovation and fast track housing)	Article 11 Q bonds \$130 mil		130	0	18.6			Advocates are requesting \$200 mil
32	Gov. Request: Perm supportive housing	\$50 mil General Obligation Bond \$4.5 mil GF		50	0	10			\$50 in bonding; \$4.5 in GF
Task Forces									
18	HB 2360 – Task Force Surplus Public Lands; DSL	Indeterminate, possibly \$59K	No Impact	.6	.6	9	Smith DB, Helt	Zika	Creates Task Force on Use of Surplus Public Lands for Housing staffed by the Department of State Lands. Specifies task force composition and duties. Requires report by December 31, 2019. Sunsets December 31, 2020. No referral yet.
19	HB 3359- (KG) Vacation occupancies task force	Indeterminate	No Impact	.05	.05	10	KG	Mitchell, Noble, Nosse, Sanchez, Schouten, Dembrow, Fagan, Gelser, Monnes Anderson	Establishes the Vacation Occupancy Task Force. Outlines task force charge and membership. Requires task force to report findings and recommendations to interim committee by September 15, 2020. Sunsets task force on December 31, 2020. No referral yet.
20	HB 3184 – (Mitchell) study on residential vacancy tax to fund affordable housing	Lite	No Impact	0	0	8	Mitchell		Directs the Department of Revenue, in consultation with OHCS, to conduct a study of the residential vacancy tax to fund affordable housing. Requires report to the Legislative Assembly by September 15, 2020. This topic could be considered under the Vacancy Occupancies (Short Term Rentals) Task Force above. In House Revenue.

Rep. Keny-Guyer Housing Budget Asks, June 11, 2019

Investment	Fund Type	Chair AKG (5/24)	Description
EHA/SHAP	General Fund	\$10 million above CSL (\$50 million)	Prevent and address homelessness by increasing and sustaining the Emergency Housing Account (EHA) and State Homeless Assistance Programs (SHAP). CSL of \$40 mil in 2017-19 wasn't enough to meet the need, so we added \$5.4 mil for certain counties, and that was still not nearly enough. CAA's turn away many needy families. OHCS is driving changes in CAA distribution towards performance measures.
Local Innovation and Fast Track Housing Program (LIFT)	Article XI-Q General Obligation Bonds	\$200 million	Increase the supply of subsidized affordable housing in Oregon. This program prioritizes cost containment by placing caps on the per unit subsidy that can be funded through the state. The agency projects that \$130 million could build 1,700 to 2,100 new units of affordable rental and owner-occupied housing. Did \$80m (XI-Q) in 17-19. We have doubled this investment each round, with great results. \$160 mil was the original GRB. Advocates pushing hard for \$200 million.
Affordable Housing Preservation	Lottery Bond	\$100 million	Preservation ensures that housing that has received public investment in exchange for long-term affordability restrictions remains safe, habitable, and affordable. The agency projects that 400 units could be preserved with \$25 million. We have \$380 million in estimated needs for 135 housing projects in the next 3 biennia. Preserving affordable housing should be a top priority: it prevents displacement of tenants who are often seniors and people with disabilities hardest; it is cheaper than building new; it avoids NIMBY arguments; and it keeps affordable housing spread out in all areas - when land in inner cities may have increased in cost.
Children's Homelessness	General Funds	\$14 mil	The Governor's budget (POPs 108 and 122) originally structured these funds as a pilot. The agencies have since changed the delivery mechanism to the Housing Stabilization Program (HSP). The HSP would put the funds out through a formula, but the agency would competitively award grants. The funds are meant to complement each other because a family can only use federal funds for 4 months. The POPs do not outline any limitation on how funds could be used. Oregon is #1 in homelessness in the US. I believe the original BRB for statewide coverage was an appropriate ask. We need targeted funds outside of EHA/SHAP to form partnerships with DHS, School districts and nonprofits to complement
	Federal Funds	\$7 mil	

			federal TANF funds that cover just 4 months of housing. Families need at least a year of housing and case management to have a chance at stability. \$7 mil is 1/3 the total, since it would cover 4 mos. We also need more funding for DHS's grant program for runaway homeless youth.
Affordable Housing Acquisition Fund	Lottery Bond	\$15 mil	Seed the acquisition of naturally occurring (unsubsidized) multifamily rental housing to maintain the affordability of these units.
Affordable Housing Acquisition Fund	General Fund	\$25 million	Put funds in an SPA, for release in the 2020 session, pending a detailed program outline from the agency detailing how funds would be distributed. The agency shall consider distribution of funds through an affordable housing trust fund or Real Estate Investment Trust (REIT). AKG agrees with Kotek that GF is optimal, but would settle for lottery bonds if there is more of that than GF.

Rental Market Resources	General Fund	\$10 million	The Speaker would like \$3 million to be directly appropriated to DOJ to help survivors of domestic violence with housing assistance. The other \$3 million could be competitively funded by the agency for the Governor's rental market resources POP. AKG supports this reduced request for TA for landlords and tenants.
Permanent Supportive Housing	XI-Q General Obligation Bond (OHCS)	\$50 million (development)	Partnership with OHA to create 500 units of housing with supportive services across Oregon. The General Fund dollars will provide necessary rent assistance and services for individuals living in the housing. Future rent services estimate at \$18-20 million per biennium. Housing and behavioral health are two of Oregon's biggest challenges and have led to the hugely disproportionate number of kids in foster care. We need to step up our funding for new housing construction, rental subsidies, and case management to keep people out of homelessness.
	General Fund (OHA)	\$4.5 million (operations)	
Greater Oregon Housing Accelerator	General Fund	\$10 mil	The Greater Oregon Housing Accelerator (HB2055) would provide grants or loans to eligible recipients to support workforce housing development. The bill requires that no more than 20 percent of funds be used for "soft costs" like technical assistance and planning and requires that at least 80 percent be used to provide affordable rental housing or homeownership opportunities for low- or moderate-income households. Rental housing produced with program funds must have a minimum affordability length of 5 years. AKG supports this idea. There is huge need in rural areas; pilots

			have been very successful; and projects have leveraged private contributions. I only reduced request due to limited funds.
Homeowner Counseling	General Fund	\$1.5 million	Funding for homeowner counseling. This is been a very successful program and there are still families facing foreclosure. With a potential recession on the horizon, it is important to continue this established program rather than dismantle it.
Middle Housing (HB2001)	General Fund	\$5 million ¹	House Bill 2001 requires cities above a certain size to allow middle housing types in areas where detached single-family housing is allowed. The bill allows 24-36 months for cities to allow these housing types (length of time varies by city size) and provides \$3 million in technical assistance grants to help cities update their land use regulations to allow middle housing. Middle housing (duplexes, triplexes, quads, and cottage clusters) are less expensive than detached single family homes that were built at the same time, providing a more affordable housing option in high opportunity areas. The bill requires DLCD to create a model ordinance, administer technical assistance grants for local governments, and enforce the provisions of the bill. Funding is important to ensure TA for cities to complete this work.

Housing Production Strategies & Misc. Barriers to Development (HB2003)	General Fund	\$3 million	House Bill 2003 builds on state wide land use planning goal 10 by requiring cities to encourage the development of housing that they have planned for by reducing barriers to development and affirmatively encouraging needed housing development. The bill gives DLCD the authority to enforce the development, adoption, and implementation of "Housing Production Strategies". The bill provides \$1.5 million in technical assistance for local governments to update their housing needs analyses according to a regular schedule and develop housing production strategies. The fiscal estimate also includes needed funds for the agency to provide support and enforcement to get local jurisdictions to encourage development of the housing that they need and have planned to allow.
Manufactured Home Preservation Omnibus	General Fund	\$15 million	The Speaker drafted an amendment (-A3) to HB2896 to combine the contents of HB2894, HB2895 and HB2896. The amendment appropriates \$2.5 million for the purpose of decommissioning and replacing old and unsafe manufactured homes and \$7.5 million to

(HB2896)			acquire manufactured home parks for the purpose of preserving their affordability. This \$ request should include HB2893 and SB 1024.
Development Readiness Fund (HB2075)	General Fund	\$1.36 million	Establishes the Development Readiness Program within the DLCD to provide financial, technical, and other assistance to local governments for land use goals relating to housing and economic development. We need a lot more TA to develop housing in rural areas. This TA coming from the state is complementary to HB 2228 which places local government staff on the ground who can partner with state initiatives.
HB 2802 Homeowner Repairs	General Fund	\$4 million	Rep. Marsh's Homeownership Repair, Rehab and weatherization program at OHCS, grants for low income homeowners; original request was for \$15 million.
HB 2288 Local Govt TA	General Fund	\$2.5 million	Establishment of local government Technical Assistance to help local govt partner with state agencies by identifying opportunities and helping navigate local dynamics.
HB 3359 Task Force on Vacation Rentals	General Fund	50,000K	Study how to limit the negative impact of short term rentals on long term rentals; examine possible tax structures; send message to landlords not to convert from long term to short term so rapidly.
HB 2360 Task Force on Surplus Lands	General Fund	\$600,000K	Study, including data gathering, on where there are surplus lands that can be used for affordable housing. Upstream from the bill we passed in previous session to have agencies tell housing authorities when they have surplus land by making them go through the process of identifying it.

Totals	Chair AKG
General Fund	\$161.01 million
Federal Funds	\$7 million
Article XI-Q General Obligation Bonds	\$250 million
Lottery Bonds	\$115 million
Total	\$533.01 million



HOUSING ALLIANCE

OregonHousingAlliance.org

Maintaining Affordable Homes Across Oregon, HB 5030



The Village, Monmouth

In every corner of Oregon, from Astoria to Ontario, from Brookings to Pendleton, apartment homes have been built to make sure families, seniors, and people with disabilities have safe, stable, and affordable housing. Over the years, we've built thousands of affordable apartment homes in towns and cities across Oregon. Some of these affordable apartment homes were built by private owners using resources from the federal government, including rental assistance which helps households with low incomes to pay the rent every month. In many of our smaller communities, these buildings are the only affordable apartment homes available.

These apartment homes have provided stability, safety, and affordability for area residents for the last thirty-plus years.

The people who live in these homes are seniors, people experiencing disabilities, and families just starting out.

Today, we have the opportunity to reinvest in these homes and ensure they will be safe and available for the next generation. Just like schools or hospitals, affordable rental homes need regular investments to ensure they stay safe for people to live in. Our investments are needed to replace the roof, make repairs to the exterior of the buildings, or to ensure the safety and habitability of these homes for generations to come. Oregon needs to steward these homes for future generations without raising rents.

The Oregon Housing Alliance is requesting that the Legislature commit \$100 million in Lottery Bonds through HB 5030 to help make sure we keep these important apartment homes. These resources will help make sure the housing remains decent and affordable for another generation.



Robert Lindsey Tower, Salem

Affordable housing is built to last for decades. Just like schools or hospitals, affordable rental homes are part of our community's infrastructure, and need investments to ensure the homes are around for the next generation. Investments will ensure this precious resource continues to be available for generations of Oregonians to come.

As a state, we need to protect our kids, our seniors, our neighbors with disabilities, and our communities, large and small. We need to make sure we're taking care of the affordable rental homes built in communities across Oregon, these homes are critical to our future. We need to protect these important community assets and the people that call them home.

Over the next three biennia (2019-2024), there are over 135 projects in 25 of Oregon's 36 counties. These projects represent over 6,000 safe, stable, and affordable homes in need of maintenance and preservation.

Housing Type	Number of Projects	Number of Units	Estimated Gap Needs	Gap Needs per Unit
Federally Subsidized	41	1,593	107,960,469	67,772
Public Housing	31	1,647	88,477,042	53,720
Rent Restricted	63	2,976	184,130,278	61,872
	135	6,216	380,567,789	61,224

Housing Alliance | Alison McIntosh | (503) 816-2882 | amcintosh@neighborhoodpartnerships.org
Public Affairs Counsel | J.L. Wilson, Justen Rainey | (503) 363-7084

Since 2006, organizations across Oregon have been working to preserve and maintain affordable housing across Oregon. This list includes over 10,000 apartment homes that have been maintained across Oregon, and rental assistance contracts from the US Department of Housing and Urban Development (HUD) and US Department of Agriculture Rural Development (RD) maintained to help provide stability for families, seniors, and people with disabilities. The average income for people living in these homes is less than \$10,000 per year, and rent assistance is needed to help maintain their stability.

Since 2006, projects preserved include:

Preserved Property Totals 2006-2019

Preserved Properties	274 *
Rent Assisted Units	10,220
Total Units	13,150
State Funds Invested	\$156,139,968
Other Capital Sources	\$1,418,341,482
Construction Contracts	\$488,047,846
Jobs Created	13,541
Total Project Costs	\$1,574,481,450
Federal Subsidy Retained	\$1,395,530,676

* Includes 23 Manufactured Home Communities & 7 Rent Restricted Properties
Totals include estimates for projects funded but not yet closed

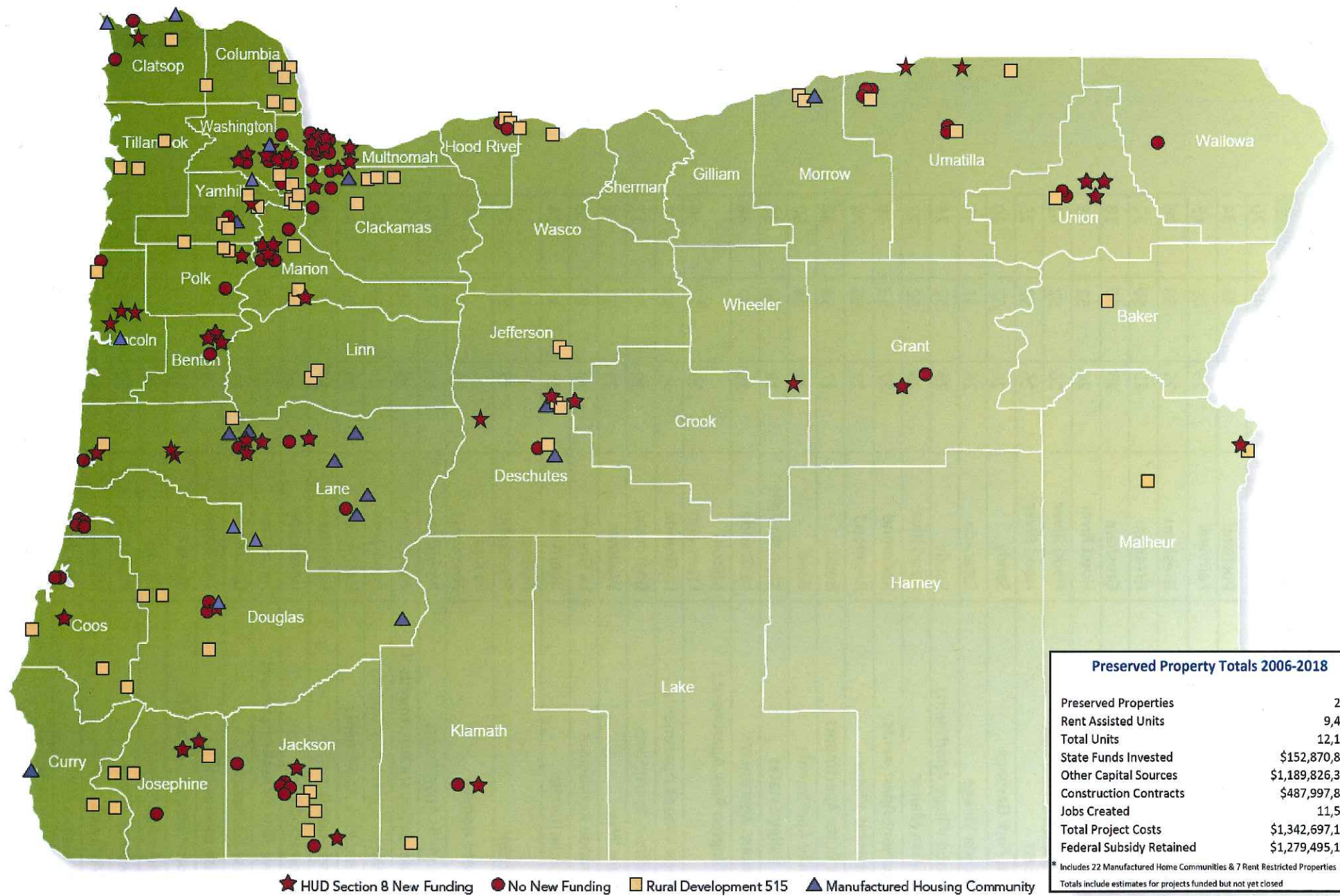
Project Name	City	Senate Dist.	House Dist.	Total Units
Seacrest Apartments	Bandon	1	1	20
Glenhaven Apartments	Riddle	1	2	24
Parkside Village	Roseburg	1	2	36
Brookside Court Apartments	Roseburg	1	2	50
Hillside Village	Glendale	1	2	24
Christy Court	Winston	1	2	34
Valley Village II	Cave Junction	2	3	16
Rogue Terrace	Rogue River	2	4	32
Valerie Hills Apartments	Rogue River	2	4	42
Valerie Hills	Rogue River	2	4	42
Woodville Village	Rogue River	2	4	36
Stratford Apartments	Ashland	3	5	51
Brookside Rose Apartments	Various	3	5	76
Holiday Gardens Grants Pass	Jacksonville	3	5	24
Holiday Gardens Jacksonville	Jacksonville	3	5	24
Conifer Gardens	Medford	3	6	52
Rogue River Estates	Medford	3	6	94
Grand Apartments	Medford	3	6	26
Spring Street	Medford	3	6	56
Mountain View Apartments	Oakridge	4	7	24
Holiday Gardens Talent	Sutherlin	4	7	42
Evans Street	Sutherlin	4	7	16
Holiday Gardens Sutherlin	Sutherlin	4	7	42
Holiday Gardens II Sutherlin	Sutherlin	4	7	16
Hawthorn Apartments (29th Place)	Eugene	4	8	35
Olive Plaza	Eugene	4	8	150
Pioneer Park	Venita	4	8	20
Ridgeway Village	Reedsport	5	9	8
Riverside Manor Apartments II	Reedsport	5	9	8
Riverside Manor Apartments I	Reedsport	5	9	16

Project Name	City	Senate Dist.	House Dist.	Total Units
Forest Hills Manor	Reedsport	5	9	20
Lake Empire Apartments	Coos Bay	5	9	28
Pines, The	Florence	5	9	25
Cedar Grove Apartments	North Bend	5	9	42
Siuslaw Dunes	Florence	5	9	45
West Devils Lake Apartments	Lincoln City	5	10	50
Spyglass Court	Lincoln City	5	10	40
Village East	Springfield	6	12	42
YaPoAh	Eugene	7	13	222
Norseman Village	Junction City	7	14	44
Richardson Bridge	Eugene	7	14	32
Santiam Terrace	Albany	8	15	56
Hillhouse	Albany	8	15	40
Julian Hotel	Corvallis	8	16	35
Linnhaven/Stonebrook	Sweet Home	9	17	51
Westside Apartments	Stayton	9	17	24
Summerset Village	Sublimity	9	17	24
Cascade Valley	Mt. Angel	9	18	40
Ridings Terrace II	Molalla	9	18	14
Ridings Terrace I	Molalla	9	18	20
Toliver Terrace	Molalla	9	18	32
Silvertowne & Silvertowne II	Silvertown	9	18	86
Bluff Ave Apartments	Salem	10	19	20
Meadowlark Village	Salem	10	19	32
Village, The	Monmouth	10	20	23
Brush College Village	Salem	10	20	20
Glen Creek Village	Salem	10	20	30
Robert Lindsey Tower	Salem	11	21	62
Capitol Plaza	Salem	11	21	36
Park Avenue Apartments	Woodburn	11	22	26
Parkway Village East	Salem	11	22	46
Viking Village	Salem	11	22	87
Willamina Villa	Willamina	12	23	24
Villa West	McMinnville	12	24	48
Dunhill Apartments	Dundee	12	24	28
Stewart Terrace	Sherwood	13	26	29
Montebello Apartments	Wilsonville	13	26	50
Montecino Apartments	Wilsonville	13	26	34
Linnwood Apartments	Sherwood	13	26	24
Wilsonville Heights	Wilsonville	13	26	24
Sherwood Park	Sherwood	13	26	44
Crestview Court	Beaverton	14	28	48
Spencer House	Beaverton	14	28	48
Farmington Meadows	Aloha	14	28	69
Garden Grove Apartments	Forest Grove	15	29	48
Maples II	Hillsboro	15	29	21
Woodland Park	Hillsboro	15	29	111

Project Name	City	Senate Dist.	House Dist.	Total Units
Owens Adair	Astoria	16	31	46
Woodland Trail	St Helens	16	31	49
Norcrest	St Helens	16	31	24
Crest Apartments	St Helens	16	31	10
Victorian Court/Olive Court	Scappoose	16	31	21
Northfork	St Helens	16	31	24
Sandhill Villa Apartments	Seaside	16	32	32
Pine Avenue	Tillamook	16	32	30
NOHA Preservation (Alder Ct, Canim Wapiti)	Warrenton	16	32	52
Walnut Court	Corvallis	16	32	24
Upshur House	Portland	17	33	30
Rose Schnitzer Tower	Portland	18	36	235
Admiral Apartments	Portland	18	36	37
Uptown Tower	Portland	18	36	72
Chaucer Court	Portland	18	36	84
1200 Building	Portland	18	36	89
Park Tower	Portland	18	36	162
Lexington Apartments	Portland	18	36	54
NW Tower and Annex	Portland	18	36	174
Gallagher Plaza	Portland	18	36	85
Bronaugh	Portland	18	36	51
Medalion Apartmentments	Portland	18	36	90
Williams Plaza	Portland	18	36	101
Roselyn Apartments	Portland	18	38	31
Hollyfield Village Apartments	Lake Oswego	19	38	30
Rosewood Terrace	Oregon City	20	39	38
Carriage Court Apartments	Canby	20	39	30
Canby West	Canby	20	39	24
Seneca Terrace	Milwaukie	20	40	32
Ikoi So	Milwaukie	21	41	35
Sellwood Center	Portland	21	41	110
Westmoreland's Union Manor	Portland	21	41	301
Hillside Manor	Milwaukie	13	41	100
Hawthorne East	Portland	21	42	71
The Rose	Portland	21	42	58
Walnut Park	Portland	22	43	38
Plaza Townhomes	Portland	22	43	68
Cascadian Terrace	Portland	22	43	103
Hollywood East	Portland	23	45	286
Harold Lee Village	Portland	23	46	10
Hunter's Run	Portland	24	47	10

Project Name	City	Senate Dist.	House Dist.	Total Units
Floresta	Portland	24	48	20
Powellhurst Woods	Portland	24	48	34
Fairview Arms	Fairview	25	49	45
Alderwood	Gresham	25	50	20
Tillicum South	Gresham	25	50	12
Tillicum North	Gresham	25	50	18
Indian Creek Court	Hood River	26	52	48
Arends Place I & II	Hood River	26	52	62
Wy'East	Hood River	26	52	25
Cedar Park Gardens	Sandy	26	52	20
Estacada Village	Estacada	26	52	48
Firwood Village Apartments	Sandy	26	52	24
Dethman Manor	Hood River	26	52	27
Ridgemont Apartments	Redmond	27	53	46
Brentwood Manor	Redmond	27	53	8
Crest Butte Apartments	Bend	27	54	52
Quimby Apartments	Bend	27	54	52
High Valley Estates	Klamath Falls	28	56	36
Pinehurst Apartments	La Grande	29	57	46
Washington Park Apartments	Milton-Freewater	29	57	46
Grande Woods Apartments	La Grande	29	57	50
Boardman Apartments	Boardman	29	57	12
Leisure Way	Wallowa	29	57	8
La Grande Retirement	La Grande	29	57	46
Trail Apartments	Boardman	29	57	24
Montclair	Milton Freewater	29	57	24
Orchard Homes	Milton Freewater	29	57	128
Indian Hills Apartments	Pendleton	29	58	48
Pendleton Square Apartments II	Pendleton	29	58	15
Pendleton Square Apartments I	Pendleton	29	58	30
Sunland Park Apartments	Hermiston	29	58	40
Cottonwood II	Hermiston	29	58	24
Cottonwood I	Hermiston	29	58	22
Juniper Buttercreek Apartments	Hermiston	29	58	86
La Grande Plaza I	La Grande	29	58	15
Sunrise Estates I & II	The Dalles	30	59	80
Elkhorn Village Apartments	Baker City	30	60	36
Fairview Apartments	Ontario	30	60	40
Strawberry Village	Prairie City	30	60	10
Rio Vista Apartments	Nyssa	30	60	48
Meadowbrook II	John Day	30	60	19

Preserved Housing in Oregon, 2007-2018



Preserved Property Totals 2006-2018	
Preserved Properties	255 *
Rent Assisted Units	9,423
Total Units	12,180
State Funds Invested	\$152,870,841
Other Capital Sources	\$1,189,826,330
Construction Contracts	\$487,997,846
Jobs Created	11,547
Total Project Costs	\$1,342,697,171
Federal Subsidy Retained	\$1,279,495,164

* Includes 22 Manufactured Home Communities & 7 Rent Restricted Properties
 Totals include estimates for projects funded but not yet closed

★ HUD Section 8 New Funding ● No New Funding □ Rural Development 515 ▲ Manufactured Housing Community



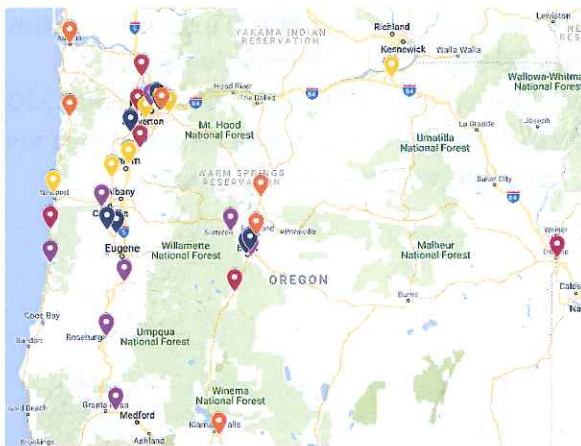
Home is the foundation for success. Every Oregonian should have access to opportunity, which begins with a safe, stable, affordable place to call home. When we invest in more affordable housing, we create an Oregon with a better future for all of us.

Today, our state doesn't have nearly enough affordable places to call home for everyone that needs one. In rural and urban counties across the state, far too many of our neighbors and community members are struggling to make ends meet and must choose between paying rent and affording food, medicine, and transportation for their families.

Large scale investments in housing opportunity, especially for those with the lowest incomes, are an essential part of Oregon's response to the housing challenges our communities are facing. The Local Innovation and Fast Track (LIFT) housing development program is one of the most exciting and innovative tools that we have to create more units that are affordable to people with low incomes.

The LIFT program supports the development of affordable housing, with an emphasis on supporting rural communities, communities of color, and families. **The Housing Alliance is calling upon the Legislature to include \$200 million in general obligation bonds in HB 5005 for the LIFT program** so we can substantially increase the number of affordable housing units created in our state. Affordable homes are a key part of our infrastructure in Oregon, and an investment of \$200 million is critical to the future of our state.

Track Record of Success



Map from Oregon Housing and Community Services, showing LIFT projects awarded since 2016. <http://bit.ly/2KICWXm>

Since 2015, the LIFT program has funded the development of **over 2,050 new affordable rental homes, and 147 permanently affordable homes for sale**. In 2015, the Legislature established the LIFT program, allocating \$40 million, which provided funding for twelve projects across eleven communities in Oregon. In 2017, the Legislature allocated \$80 million, and OHCS has awarded all of those resources to provide funding for fourteen affordable rental housing projects, building apartment homes in 11 communities across Oregon, as well as affordable homeownership projects, building permanently affordable homes for sale across 13 communities. These homes are being built in small communities such as Astoria, Madras, Hermiston, Ontario, and Klamath Falls, in larger communities like Roseburg, Bend, Redmond, and Eugene, and in the Portland metro.



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Capacity

The Oregon Legislature should invest in increased capacity for LIFT so we can continue to take serious action and create more safe, decent homes that Oregonians with low incomes can afford.

Developers of affordable housing across Oregon are ready to do this work. They have completed project plans, acquired vacant land, and are now waiting for resources to implement their plans. Members of the Housing Alliance who develop affordable housing across Oregon in the fall of 2018 have plans to develop affordable housing that span the state, from the Southern Oregon Coast, to Douglas County, to Marion County, to Union County, with hundreds of units ready to be developed, and a need for \$200 million in resources. In the latest round of LIFT funding, offered in the fall of 2018, Oregon Housing and Community Services received \$86 million in applications, with only \$34 million available to award.

Housing that is affordable and available is desperately needed across Oregon, and affordable housing developers including non-profit and for-profit organizations as well as Public Housing Authorities stand ready to build it as soon as the Legislature makes funds available.

We have identified significant capacity to expand the LIFT program – housing developers across Oregon are ready with plans and proposals for hundreds of new homes. **We ask that the Legislature invest \$200 million in Article XI-Q General Obligation Bonds to develop new affordable homes for rent and for sale for Oregonians with low incomes.**

We know how to build safe, stable, and affordable apartment homes, and we can create more of them in our community. We know that we can expand housing opportunity around the state and create homes that will be affordable for generations to come. Affordable homes created through this innovative effort will offer a better future for the families and individuals who call them home. The Legislature should invest \$200 million in the Local Innovation and Fast Track (LIFT) Program to help build more affordable rental homes and homeownership opportunities in communities across the State. Together, we can provide housing opportunity for all Oregonians.

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Public Affairs Counsel | J.L. Wilson, Justen Rainey | (503) 363-7084



LIFT Projects funded, 2016-2019

Name	County	City	Zipcode	Total Units	Senate District	House District
Cornerstone Apts	Marion	Salem	97301	180	Courtney	Alonso Leon
Claxter Crossing Apts	Marion	Salem	97301	102	Courtney	Alonso Leon
Villa Esperanza	Marion	Woodburn	97071	16	Courtney	Alonso Leon
Fisher Road Apartments	Marion	Salem	97305	35	Courtney	Alonso Leon
Red Canyon	Jefferson	Madras	97741	23	Bentz	Bonham
Village Meadows Apartments	Deschutes	Sisters	97759	48	Bentz	Bonham
Fields Apts, The	Washington	Tigard	97223	260	Burdick	Doherty
Red Rock Creek Commons	Washington	Tigard	97223	48	Burdick	Doherty
Southtown Apartments	Polk	Monmouth	97361	119	Winters	Evans
Treasure Valley Estates	Malheur	Ontario	97914	32	Bentz	Findley
Surf View Village	Lincoln	Newport	97365	110	Roblan	Gomberg
Arthur Avenue Cottages	Lane	Cottage Grove	97424	6	Prozanski	Hayden
NW Cottages	Deschutes	Bend	97701	9	Knopp	Helt
Hurita Place	Deschutes	Bend	97702	5	Knopp	Helt
124th & Ash	Multnomah	Portland	97233	175	Fagan	Hernandez
Gooseberry Apts 1 & 2	Multnomah	Portland	97233	104	Fagan	Hernandez
Cherry Blossom Condominiums	Multnomah	Portland	97216	31	Fagan	Hernandez
Gateway Workforce Housing	Multnomah	Portland	97220	159	Dembrow	Keny Guyer
5020 Condos	Multnomah	Portland	97217	51	Frederick	Kotek
Valiant Oaks	Douglas	Roseburg	97470	9	Heard	Leif
Keener Place	Lane	Florence	97439	12	Roblan	McKeown
Fisterra Gardens Townhomes	Lincoln	Yachats	97498	21	Roblan	McKeown
La Pine Townhomes	Deschutes	LaPine	97739	42	Linthicum	McLane
Holden Creek Village	Tillamook	Tillamook	97141	60	Johnson	Mitchell



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Name	County	City	Zipcode	Total Units	Senate District	House District
Merwyn Hotel	Clatsop	Astoria	97103	40	Johnson	Mitchell
8th Street Property	Tillamook	Tillamook	97141	2	Johnson	Mitchell
Habitat Harrisburg/Monroe	Benton	Monroe	97446	2	Boquist	Nearman
1205 E 5th St-B Newberg	Yamhill	Newberg	97132	1	Thatcher	Post
5th Street Newberg	Yamhill	Newberg	97132	1	Thatcher	Post
Woodlands	Benton	Philomath	97370	5	Gelser	Rayfield
Sunrise Vista Apts	Klamath	Falls	97603	58	Linthicum	Reshke
North Williams Apts	Multnomah	Portland	97227	61	Frederick	Sanchez
Magnolia Apts Phase II	Multnomah	Portland	97212	50	Frederick	Sanchez
Holman 42 (LIFT 4%)	Multnomah	Portland	97218	59	Frederick	Sanchez
Simpson Condominiums	Multnomah	Portland	97218	10	Frederick	Sanchez
Hermiston Family Housing	Umatilla	Hermiston	97838	48	Hansell	Smith
Willow Creek Crossing Apts	Washington	Hillsboro	97006	122	Riley	Sollmon
Dove Place	Jackson	Rogue River	97537	14	Baertschriger	Stark
Habitat Harrisburg/Monroe	Linn	Harrisburg	97456	2	Beyer	Wilde
18th Street Homeless Housing	Columbia	St Helens	97051	16	Johnson	Witt
Red Canyon	Deschutes	Redmond	97756	67	Knopp	Zika
Watercress	Deschutes	Bend	97701	8	Knopp	Zika
Clear Pine	Deschutes	Sisters	97759	6	Knopp	Zika

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Potential new LIFT projects, 2020-2021

County	Units proposed	Notes	Dollars requested
Clackamas County	90 units	Multi-Family Rental	\$7.0 million
Clatsop County	40 units	Multi-Family Rental	\$3.1 million
Coos County	50 units	Multi-Family Rental	\$12.5 million
Douglas County	50 units	Multi-Family Rental	\$12.5 million
Hood River County		Multi-Family Rental	\$5.2 million - \$8.1 million
Jackson County	100 units	Multi-Family Rental	\$7.5 million
Jackson County	100 units	Multi-Family Rental	\$7.5 million
Lincoln County	80 – 100 units	Multi-Family Rental	\$5.2 million
Marion County		Multi-Family Rental	\$16 million
Marion, Lane counties		Multi-Family Rental	\$4.5 million
Multnomah County	125 units	Multi-Family Rental	N/A
Multnomah County		Multi-Family Rental	\$6.3 million
Multnomah County	175 units	Multi-Family Rental	\$7.8 million
Multnomah County	260 units	Multi-Family Rental	\$16 million
Multnomah County	426 units	Multi-Family Rental	\$19.2 million
Rural Oregon		Multi-Family Rental	\$5-10 million
Rural Oregon		Multi-Family Rental	\$8.25 Million
Union County	50 units	Multi-Family Rental	\$6.25 million
Washington County	130 units	Multi-Family Rental	\$5.85 million
Yamhill County	96 units	Multi-Family Rental	\$4.3 million
Douglas County	30 units	Homeownership	\$1.95 million
Lincoln County	25 units	Homeownership	\$1.875 million
Marion, Lane counties		Homeownership	\$2.6 million
Multnomah County		Homeownership	\$1 - \$1.8 million
Multnomah County	100 units	Homeownership	\$7.5 million
South Coast	30 units	Homeownership	\$1.95 million
Statewide		Homeownership	\$8 million
			\$194 Million