

A future for homeownership:

including affordable condos in
privately developed buildings



Sarah Radcliffe, Habitat for Humanity Portland Region
Senate Committee on Housing & Development | 11/17/25

Homeownership is housing stability



30-year fixed
affordable
mortgages
provide stability



Effective anti-
displacement
strategy

30%
GAP

Addressing
racial
disparities



Huge demand
for townhouses
and condos in
\$250 range

Public funding is in short supply for developing new, affordable homes for sale

Applications

\$72 million | 24 projects



- Small/Emerging
- Both Set-Asides
- CSOs/Counties
- General Applicant

Approved

Recommendations

\$42.5 million | 18 projects



0 5 10 15 20 25 30

Portland's program does not work for condos

In Portland, all buildings with 20+ units are subject to Inclusionary Zoning requirements.

- That requirement is offset by a tax exemption on the rental side, but there is **no corollary subsidy on the condo side**
- Portland's IZ program has resulted in 0 affordable condos
 - Pre-2025, that was substantially attributable to Oregon's stringent condo defect liability laws
 - After HB 3746 (2025), that could change



There is tremendous potential when inclusionary zoning works for condos

The timing may be right to scale up the inclusion of affordable homes included in private development.

Catalytic developments are on the horizon.



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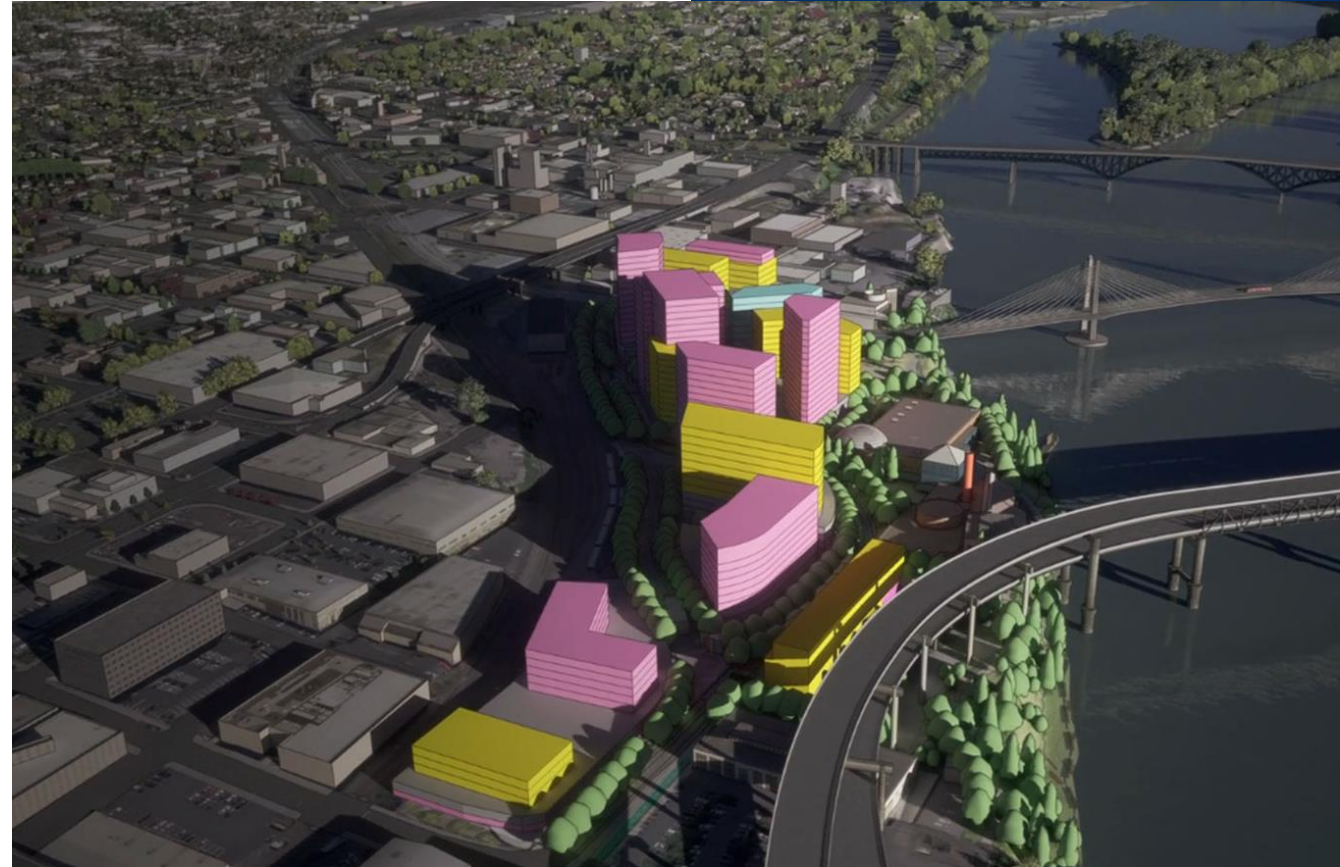
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