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February 3, 2026

Sen. Khanh Pham, Chair
Committee Members
Senate Committee on Housing & Development
State Capitol
Salem, OR 97301

Re: SB 1567 - Revolving Loan Fund for Mixed Income Residential Projects

Dear Chair Pham, Vice-Chair Anderson, and Committee Members:

1000 Friends of Oregon supports Senate Bill 1567. 1000 Friends is a nonprofit, membership organization that works with Oregonians to support livable urban and rural communities; protect family farms, forests and natural areas; and provide transportation and housing choice. We have long been involved in advocating for the full implementation of Goal 10, the statewide land use planning goal that sets the Housing objectives for our towns and cities to reach in their land use planning.¹

Oregon needs almost 500,000 new homes over the next 20 years to meet the housing needs of current and future residents. Over two-thirds of those homes are for those with incomes under 120% of area median income (AMI), and almost half are for those with incomes under 80% AMI. Meeting Oregon's housing needs requires some new tools, especially financial ones.

Senate Bill 1567 provides a tool new to Oregon but proven in other jurisdictions, by creating the Mixed Income Development Loan Fund. The bill directs the Housing and Community Services Department to implement a program to provide below-market, short-term loans for the development of mixed income housing, which will include housing with long-term affordability for those of moderate and lower incomes.

In other states where this type of revolving loan fund for mixed income projects has been in place, it has been successful in both building new projects but also in bringing private projects to the finish line with public dollars, in exchange for inclusion of affordable units.² Senate Bill

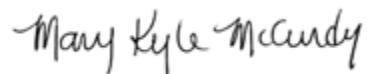
¹ The primary goal statement of Goal 10 is:

"To provide for the housing needs of citizens of the state. Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density."

² For example, see the 2025 presentation by Montgomery County, Maryland on Montgomery County's Housing Production Fund, <https://olis.oregonlegislature.gov/liz/2025R1/Downloads/CommitteeMeetingDocument/294408>;

1567 provides a win-win, by bringing a powerful new financial tool for building both market-rate housing and affordable housing. Moreover, as these types of developments throughout Europe have shown, integration of housing for different income levels brings families of all sizes and ages together, building strong, inter-connected communities.

Thank you for considering our comments.

A handwritten signature in black ink that reads "Mary Kyle McCurdy". The signature is fluid and cursive, with "Mary" and "Kyle" on the first line and "McCurdy" on the second line.

Associate Director

the city of Atlanta's social housing fund,
<https://atlantaciviccircle.org/2023/07/03/atlanta-launching-urban-development-corporation/>