



Representative Lamar Wise
Oregon House District 48

SB 1567 - Mixed Income Housing

Senate Committee on Housing and Development | February 3rd 2026 3:00 PM

Chair, Vice Chair, and Members of the Committee,

For the record, my name is Representative Lamar Wise of HD 48 SE Portland and North Clackamas, and I am proud to be a sponsor of Senate Bill 1567. Thank you for the opportunity to speak in support of this legislation.

Oregon continues to face a deep and persistent housing shortage that impacts families across the income spectrum. While we have made important investments in deeply affordable housing, we also know that those investments alone are not sufficient to meet the scale of need, particularly in communities where rising costs are pushing working families out and slowing new development altogether.

SB 1567 addresses a critical gap in our housing finance system.

This bill authorizes the Housing and Community Services Department to create a mixed income housing loan program, providing below-market, short-term loans that help projects pencil out while still delivering long-term affordability. These loans are designed to be flexible, subordinate to private financing, and targeted specifically at projects that include both market-rate units and units restricted for low-income households. That structure matters.

Mixed income developments allow us to:

- Stretch limited public dollars further
- Reduce financial risk for projects in high-cost or moderate-rent markets
- Support economic integration rather than isolation
- And increase overall housing supply without compromising affordability

SB 1567 does not dilute Oregon's commitment to low-income housing. In fact, it reinforces it by ensuring that restricted units remain affordable for at least the life of the loan and are secured through enforceable affordability covenants. The bill also requires OHCS to establish clear rules around eligibility, unit mix, affordability duration, and loan terms, ensuring transparency, accountability, and consistency statewide.

The creation of the Mixed Income Development Loan Fund is another key strength of this bill. By recycling loan repayments back into the fund and allowing for multiple funding sources, including bonds and federal dollars, we create a sustainable, revolving tool that can support housing development over the long term without constant new appropriations.

Importantly, SB 1567 aligns with and modernizes existing statute. It explicitly recognizes that financing mixed income housing is consistent with the department's core mission of serving low- and moderate-income Oregonians. It also provides OHCS with clearer authority to support projects that include units up to 120 percent of area median income, while still prioritizing affordability and public benefit.

At its core, this bill is about pragmatism.

It recognizes that the housing market is complex, that different communities face different barriers, and that we need a broader set of tools to meet people where they are. SB 1567 gives the state one more smart, disciplined option to unlock housing that would otherwise not get built.

I respectfully urge your support for Senate Bill 1567 and appreciate your thoughtful consideration.

Thank you.