

April 1, 2021

Chair Jama, Vice Chair Linthicum, members of the Senate Committee on Housing and Development,

I am writing in **strong support of SB 852**, Mortgage Interest Deduction Reform. The bill aims to pare back a small portion of Oregon's *largest housing subsidy* away from the most housing secure, and towards programs promoting affordable home ownership and preventing homelessness.

Oregon has a severe housing crisis, resulting in our being among the highest rates of child homelessness and one of the lowest rates of homeownership in the US in 2019. Our home ownership declined from 69% in 2004 to 62.5% in 2019, with gaping disparities among different racial groups. While the legislature has catalyzed housing development and modestly increased funding to home ownership programs over the last few years, many housing and homeownership bills **died due to lack of funding**.

In 2017, the House Committee on Human Services and Housing passed several homeownership bills with *bipartisan sponsorship and unanimous support*. Besides the legislature passing \$16 million in bonding set aside for home ownership in LIFT passed, our Committee passed:

HB 5012: Foreclosure Prevention: *\$3.29 million*

HB 3192: Down Payment Assistance: *\$5 million*

HB 2570: Homeownership Grants to nonprofits for revolving loan funds and programs: *\$25 million*

HB 2961: Homeownership Repair/Rehab Grants to nonprofits: *\$10 million*

The Foreclosure Program was reduced, and the other three bills **failed due to "lack of resources."** Of roughly \$44 million requested from General Fund, just over \$1 million was allocated.

In 2018, the Oregon Realtors Association and housing advocates helped pass HB 4007, which launched a means-tested First Time Home Buyers Tax Deferral Program and tripled the Document Recording Fee. The "Doc Fee" increase generates roughly \$60 million more per biennium, of which 14% about \$8.4 million goes to OHCS's Home Ownership Assistance Program (HOAP). Success, but a **drop in the bucket**.

In 2019, the House Committee on Human Services and Housing again passed several homeownership bills with *bipartisan sponsorship and unanimous support*. While LIFT bonding and several bills to assist manufactured homeowners passed, HB 2802: Homeownership Repair, Rehab, and Weatherization for *\$15 million*, again **failed due to "lack of resources."**

In 2021, there are yet again several bills to help low-income Oregonians do repairs and energy upgrades to their home or purchase their first home, including the effort led by Representatives Meek and Zika to address racial disparities in home ownership. But given limited General Fund for new housing bills, we often hear that *new initiatives must have a funding source*.

Mortgage Interest Deduction (MID) costs Oregon \$1.1 billion per biennium

While advocates *beg* for funds to help low-income Oregonians pay rent or buy a home, Oregon's **largest housing subsidy goes to home owners**, many of whom are housing secure. In addition to receiving the federal tax deduction for mortgage interest, Oregon home owners receive \$1.1 billion per biennium in Mortgage Interest Deductions off their state income tax. The majority (60%, or \$660 million) of the MID goes to the top 20% income bracket.

SB 852 pares back the MID for the wealthiest 5.3% of Oregon tax filers by gradually phasing it out between \$200-\$250K AGI per household (individual or joint filer) and by eliminating vacation homes. Note that while the MID will be eliminated for *vacation homes*, it will be fully allowed under business

expenses if the second home is used for long-term rentals, and pro-rated for short term rentals. Home owners under the income threshold may receive the MID on two homes when they are selling one.

SB 852 redirects the saved revenue to programs for Oregonians who most need it. Saved revenue in the second half of this biennium is \$83.5 million (\$77.5 mil from means testing + \$5.9 mil from second homes); in 2023-25 is \$197.7 mil (\$185.3 from means testing + \$12.4 mil from second homes), and in 2025 is \$232.5 mil (\$219.2 mil from means testing + \$13.3 mil from second homes.) This revenue will go to a new **Oregon Housing Opportunity Account** at OHCS for two purposes:

1) To promote affordable home ownership, particularly among racial groups with lower rates of home ownership and among people with disabilities. Programs may include:

- (a) Loans that create new affordable options for aspiring homeowners;
- (b) Contributions to individual development accounts;
- (c) Down payment assistance;
- (d) Land acquisition to help nonprofits and housing authorities acquire land for future development;
- (e) Critical health and safety home repairs, weatherization, and seismic upgrades for homeowners with low and moderate incomes, particularly veterans, people with disabilities and seniors aging in place;
- (f) Grants or loans to replace aging and unhealthy manufactured homes and home park infrastructure;
- (g) Loans to low- and moderate-income homeowners to build accessory dwelling units for affordable long-term rentals in communities with rental vacancies under 3 percent;
- (h) Foreclosure counseling; and
- (i) Capacity building, technical assistance and training, particularly to address the needs of rural communities and address racial disparities in home ownership.

2) To prevent homelessness, prioritizing overly represented racial groups, domestic violence survivors, families seeking reunification after involvement with child welfare services, former foster children, unaccompanied homeless youth, elderly persons and people with disabilities. Programs may include:

- (a) Rental assistance vouchers and case management for the recipients of rental assistance vouchers;
- (b) Long term services and other forms of support for permanent supportive housing for families;
- (c) Mobile housing team pilot programs;
- (d) Single room occupancy style housing and services for youth aging out of the foster care system;
- (e) Rental assistance, flexible use funds and case management for families seeking safety from violence;
- (f) Support for families seeking family reunification, including short term rental assistance and case management, after an action taken by ODHS relating to child welfare.

I am attaching to this testimony:

- 1) Hyperlinks to show left, right, and libertarian leaning groups who find the MID to be ineffective. (Email me at alissa@alissakenyguyer.com to get the copy with live hyperlinks since they aren't on OLIS.)
- 2) The number and percent of tax filers by income level in Oregon and by county in 2018. Statewide, nearly 1.8% would lose a portion of their state MID due to making over \$200K AGI, and 3.2% would lose all of it due to making over \$250K AGI. County breakdowns aren't yet available for 2019, but note the 2018 **rural-urban/suburban discrepancy between whom most benefits from the current MID.**
- 3) Partial list of 2021 housing bills and budget requests, totaling \$535 million in GF and bonding

Under SB 852, prospective home owners may finally purchase a home. Many low- and moderate-income home owners could benefit from SB 852 by protecting their home from foreclosure, making needed repairs, and/or building an ADU to provide more needed rentals and rental income. Families on the verge of homelessness and foster youth aging out of the system will find the stability they so badly need. **I urge you to ensure our housing subsidies go where most needed.**

Alissa Keny-Guyer, former Chair, House Committee on Human Services and Housing



Links to Mortgage Interest Deduction (MID) articles

1) Articles about HB 3349 in 2019, the MID reform bill that would redirect \$160 million/biennium from the wealthiest home owners to lower income Oregonians:

<https://www.ocpp.org/2019/03/05/homeownership-and-housing-opportunity-bill/>

<https://news.streetroots.org/2019/03/08/sr-editorial-time-oregon-quit-subsidizing-second-homes>

<https://housingoregon.org/%EF%BB%BFhb-3349-the-homeownership-and-housing-opportunity-bill-gets-public-hearing/>

2) Articles about HB 2006 in 2017, the MID reform bill that would have redirected \$300 million/biennium from the wealthiest home owners to lower income Oregonians:

<https://www.oregonlive.com/opinion/2017/03/oregons-massive-housing-subsid.html>

<https://news.streetroots.org/2017/01/12/housing-advocates-seek-cap-oregons-mortgage-interest-deduction>

3) National articles about the ineffectiveness and regressivity of the MID:

<https://www.theatlantic.com/business/archive/2017/05/shame-mortgage-interest-deduction/526635/>

<https://www.usnews.com/opinion/articles/2016-05-26/the-mortgage-interest-deduction-is-bad-for-schools-and-education>

<https://www.brookings.edu/blog/up-front/2017/11/06/its-time-to-gut-the-mortgage-interest-deduction/>

<https://www.stlouisfed.org/open-vault/2018/may/why-economists-dont-like-mortgage-interest-deduction>

<https://nlihc.org/resource/minority-households-do-not-receive-fair-share-mortgage-interest-deduction>

<https://www.housingwire.com/articles/41478-does-the-mortgage-interest-deduction-help-or-hurt-homeownership>

<https://www.taxpolicycenter.org/sites/default/files/alfresco/publication-pdfs/1001721-Congress-Should-Phase-Out-the-Mortgage-Interest-Deduction.PDF>

<https://www.nytimes.com/2006/03/05/magazine/who-needs-the-mortgageinterest-deduction.html>

<https://www.nytimes.com/roomfordebate/2015/04/14/the-worst-tax-breaks/the-uselessness-of-the-mortgage-interest-deduction>

<https://www.forbes.com/sites/artcarden/2019/06/28/should-we-get-rid-of-the-mortgage-interest-deduction/?sh=5a5f244d69b4>

<https://www.newyorker.com/magazine/2015/01/12/mortgage-mistake>

https://reason.org/wp-content/uploads/files/mortgage_interest_deduction.pdf

<https://web.archive.org/web/20180831150334/https://www.nar.realtor/sites/default/files/documents/2018-home-buyers-and-sellers-generational-trends-03-14-2018.pdf>

Exhibit 1-12 lists why people purchase homes; tax benefits is only 14th out of 16 reasons why.

Number of Returns by Adjusted Gross Income (AGI) | by State and County | Tax Year 2018

All Oregon Counties						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	936,255	98.9%	829,095	90.9%	1,765,350	95.0%
\$200K-\$250K	3,993	0.4%	29,971	3.3%	33,964	1.8%
\$250K+	6,692	0.7%	52,564	5.8%	59,256	3.2%
Total	946,940		911,630		1,858,570	5.0%

Baker						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	NA	#VALUE!	NA	#VALUE!	6,567	98.2%
\$200K-\$250K	NA	#VALUE!	NA	#VALUE!	51	0.8%
\$250K+	NA	#VALUE!	NA	#VALUE!	66	1.0%
Total	2,997		3,687		6,684	1.8%

Benton						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	21,205	99.0%	15,394	87.5%	36,599	93.8%
\$200K-\$250K	80	0.4%	890	5.1%	970	2.5%
\$250K+	128	0.6%	1,303	7.4%	1,431	3.7%
Total	21,413		17,587		39,000	

Clackamas						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	91,398	98.5%	86,213	86.4%	177,611	92.2%
\$200K-\$250K	462	0.5%	4,778	4.8%	5,240	2.7%
\$250K+	912	1.0%	8,784	8.8%	9,696	5.0%
Total	92,772		99,775		192,547	

Clatsop						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	8,928	99.2%	8,252	94.6%	17,180	97.0%
\$200K-\$250K	29	0.3%	185	2.1%	214	1.2%
\$250K+	41	0.5%	285	3.3%	326	1.8%
Total	8,998		8,722		17,720	

Columbia						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	10,276	99.3%	11,866	95.5%	22,142	97.2%
\$200K-\$250K	35	0.3%	255	2.1%	290	1.3%
\$250K+	36	0.3%	301	2.4%	337	1.5%
Total	10,347		12,422		22,769	

Coos						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	12,403	99.1%	13,147	96.2%	25,550	97.6%
\$200K-\$250K	37	0.3%	175	1.3%	212	0.8%
\$250K+	72	0.6%	345	2.5%	417	1.6%
Total	12,512		13,667		26,179	2.4%

Number of Returns by Adjusted Gross Income | by County | Tax Year 2018

Crook						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	NA	#VALUE!	NA	#VALUE!	10,059	97.1%
\$200K-\$250K	NA	#VALUE!	NA	#VALUE!	126	1.2%
\$250K+	NA	#VALUE!	NA	#VALUE!	173	1.7%
Total	4,386		5,972		10,358	

Curry						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	NA	#VALUE!	NA	#VALUE!	9,746	97.6%
\$200K-\$250K	NA	#VALUE!	NA	#VALUE!	86	0.9%
\$250K+	NA	#VALUE!	NA	#VALUE!	152	1.5%
Total	4,822		5,162		9,984	2.4%

Deschutes						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	43,679	98.7%	42,089	90.0%	85,768	94.2%
\$200K-\$250K	216	0.5%	1,599	3.4%	1,815	2.0%
\$250K+	363	0.8%	3,099	6.6%	3,462	3.8%
Total	44,258		46,787		91,045	

Douglas						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	19,723	99.5%	23,505	96.6%	43,228	97.9%
\$200K-\$250K	35	0.2%	316	1.3%	351	0.8%
\$250K+	73	0.4%	517	2.1%	590	1.3%
Total	19,831		24,338		44,169	2.1%

Gilliam						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	NA	#VALUE!	NA	#VALUE!	NA	#VALUE!
\$200K-\$250K	NA	#VALUE!	NA	#VALUE!	NA	#VALUE!
\$250K+	NA	#VALUE!	NA	#VALUE!	NA	#VALUE!
Total	348		433		781	

Grant						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	NA	#VALUE!	NA	#VALUE!	2,923	98.3%
\$200K-\$250K	NA	#VALUE!	NA	#VALUE!	27	0.9%
\$250K+	NA	#VALUE!	NA	#VALUE!	25	0.8%
Total	1,327		1,648		2,975	0.8%

Harney						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	NA	#VALUE!	NA	#VALUE!	2,884	#VALUE!
\$200K-\$250K	NA	#VALUE!	NA	#VALUE!	<20	#VALUE!
\$250K+	NA	#VALUE!	NA	#VALUE!	28	#VALUE!
Total	1,245		1,678		<2932	

Number of Returns by Adjusted Gross Income | by County | Tax Year 2018

Hood River						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	5,446	98.4%	5,471	91.1%	10,917	94.6%
\$200K-\$250K	30	0.5%	189	3.1%	219	1.9%
\$250K+	57	1.0%	347	5.8%	404	3.5%
Total	5,533		6,007		11,540	

Jackson						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	47,458	99.0%	46,485	93.9%	93,943	96.4%
\$200K-\$250K	179	0.4%	1,009	2.0%	1,188	1.2%
\$250K+	313	0.7%	2,013	4.1%	2,326	2.4%
Total	47,950		49,507		97,457	

Jefferson						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	NA	#VALUE!	NA	#VALUE!	9,463	98.6%
\$200K-\$250K	NA	#VALUE!	NA	#VALUE!	54	0.6%
\$250K+	NA	#VALUE!	NA	#VALUE!	84	0.9%
Total	4,149		5,452		9,601	1.4%

Josephine						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	16,710	99.4%	18,119	96.3%	34,829	97.8%
\$200K-\$250K	30	0.2%	287	1.5%	317	0.9%
\$250K+	76	0.5%	406	2.2%	482	1.4%
Total	16,816		18,812		35,628	2.2%

Klamath						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	12,277	99.4%	14,239	96.6%	26,516	97.9%
\$200K-\$250K	28	0.2%	217	1.5%	245	0.9%
\$250K+	48	0.4%	284	1.9%	332	1.2%
Total	12,353		14,740		27,093	2.1%

Lake						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	NA	#VALUE!	NA	#VALUE!	2,969	98.0%
\$200K-\$250K	NA	#VALUE!	NA	#VALUE!	23	0.8%
\$250K+	NA	#VALUE!	NA	#VALUE!	37	1.2%
Total	1,356		1,673		3,029	2.0%

Lane						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	86,044	99.1%	72,429	93.4%	158,473	96.4%
\$200K-\$250K	258	0.3%	1,797	2.3%	2,055	1.3%
\$250K+	495	0.6%	3,362	4.3%	3,857	2.3%
Total	86,797		77,588		164,385	

Number of Returns by Adjusted Gross Income (AGI) | by State and County | Tax Year 2018

Lincoln						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	10,340	99.0%	10,320	95.5%	20,660	97.2%
\$200K-\$250K	44	0.4%	205	1.9%	249	1.2%
\$250K+	56	0.5%	283	2.6%	339	1.6%
Total	10,440		10,808		21,248	

Linn						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	25,301	99.6%	28,197	96.5%	53,498	97.9%
\$200K-\$250K	41	0.2%	433	1.5%	474	0.9%
\$250K+	70	0.3%	578	2.0%	648	1.2%
Total	25,412		29,208		54,620	2.1%

Malheur						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	NA	#VALUE!	NA	#VALUE!	10,012	98.3%
\$200K-\$250K	NA	#VALUE!	NA	#VALUE!	67	0.7%
\$250K+	NA	#VALUE!	NA	#VALUE!	105	1.0%
Total	4,324		5,860		10,184	1.7%

Marion						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	68,131	99.3%	72,446	95.2%	140,577	97.1%
\$200K-\$250K	187	0.3%	1,445	1.9%	1,632	1.1%
\$250K+	263	0.4%	2,247	3.0%	2,510	1.7%
Total	68,581		76,138		144,719	

Morrow						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	NA	#VALUE!	NA	#VALUE!	4,478	98.4%
\$200K-\$250K	NA	#VALUE!	NA	#VALUE!	35	0.8%
\$250K+	NA	#VALUE!	NA	#VALUE!	38	0.8%
Total	1,864		2,687		4,551	1.6%

Multnomah						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	227,128	98.4%	133,629	86.9%	360,757	93.8%
\$200K-\$250K	1,367	0.6%	6,802	4.4%	8,169	2.1%
\$250K+	2,306	1.0%	13,332	8.7%	15,638	4.1%
Total	230,801		153,763		384,564	

Polk						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	15,898	99.4%	18,395	94.6%	34,293	96.8%
\$200K-\$250K	43	0.3%	441	2.3%	484	1.4%
\$250K+	57	0.4%	600	3.1%	657	1.9%
Total	15,998		19,436		35,434	

Number of Returns by Adjusted Gross Income | by County | Tax Year 2018

Sherman						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	NA	#VALUE!	NA	#VALUE!	768	#VALUE!
\$200K-\$250K	NA	#VALUE!	NA	#VALUE!	<20	#VALUE!
\$250K+	NA	#VALUE!	NA	#VALUE!	20	#VALUE!
Total	383		415		<808	

Tillamook						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	NA	#VALUE!	NA	#VALUE!	11,655	97.4%
\$200K-\$250K	NA	#VALUE!	NA	#VALUE!	108	0.9%
\$250K+	NA	#VALUE!	NA	#VALUE!	200	1.7%
Total	5,773		6,190		11,963	

Umatilla						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	13,570	99.5%	16,371	96.8%	29,941	98.0%
\$200K-\$250K	24	0.2%	212	1.3%	236	0.8%
\$250K+	49	0.4%	322	1.9%	371	1.2%
Total	13,643		16,905		30,548	2.0%

Union						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	NA	#VALUE!	NA	#VALUE!	10,801	97.5%
\$200K-\$250K	NA	#VALUE!	NA	#VALUE!	113	1.0%
\$250K+	NA	#VALUE!	NA	#VALUE!	160	1.4%
Total	5,241		5,833		11,074	2.5%

Wallowa						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	NA	#VALUE!	NA	#VALUE!	3,305	97.4%
\$200K-\$250K	NA	#VALUE!	NA	#VALUE!	40	1.2%
\$250K+	NA	#VALUE!	NA	#VALUE!	47	1.4%
Total	1,555		1,837		3,392	

Wasco						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	NA	#VALUE!	NA	#VALUE!	10,943	97.7%
\$200K-\$250K	NA	#VALUE!	NA	#VALUE!	94	0.8%
\$250K+	NA	#VALUE!	NA	#VALUE!	166	1.5%
Total	5,261		5,942		11,203	2.3%

Washington						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	134,918	98.7%	116,733	85.7%	251,651	92.2%
\$200K-\$250K	719	0.5%	7,386	5.4%	8,105	3.0%
\$250K+	1,000	0.7%	12,064	8.9%	13,064	4.8%
Total	136,637		136,183		272,820	

Number of Returns by Adjusted Gross Income (AGI) | by State and County | Tax Year 2018

Wheeler						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	NA	#VALUE!	NA	#VALUE!	NA	#VALUE!
\$200K-\$250K	NA	#VALUE!	NA	#VALUE!	NA	#VALUE!
\$250K+	NA	#VALUE!	NA	#VALUE!	NA	#VALUE!
Total	221		304		525	

Yamhill						
AGI Category	Single		Joint		All	
	Number	% of Total	Number	% of Total	Number	% of Total
<\$200K	20,445	99.3%	22,915	93.7%	43,360	96.2%
\$200K-\$250K	45	0.2%	601	2.5%	646	1.4%
\$250K+	106	0.5%	948	3.9%	1,054	2.3%
Total	20,596		24,464		45,060	

Source: Oregon Department of Revenue

2021 OREGON LEGISLATIVE SESSION HOUSING PRIORITIES

HOMELESSNESS

Emergency Shelter Expedited Siting (HB 2006)
 Mobile Crisis Intervention Teams (HB 2417)
 Protecting Survival Activities in Public Space (HB 3115)
 Homeless Services System Modernization (HB 2100)

Shelter Support and Navigation Centers (HB 2004) \$47 million
 Grants for Mobile Crisis Intervention \$10 million
 Permanent Supportive Housing Construction \$50 million
 Permanent Supportive Housing Rental Assistance \$15 million

TENANT SUPPORT

COVID Recovery Protection (SB 282)
 Individual Assessments in Rent Applications (SB 291)

Maximize federal dollars for rent assistance and eviction prevention
 Youth Aging Out of Foster Care Pilot (HB 2163) \$ 5 million

HOMEOWNERSHIP

Foreclosure Moratorium Extension (HB 2009)
 Manufactured Home Park Tenants' Opportunity to Purchase (HB 2364)
 Racial Disparities in Home Ownership (SB 79)
 Healthy Homes Program (HB 2842)
 Lot Division for Middle Housing Ownership (SB 458)

Down Payment Assistance \$30 million
 MHPs Owner Support and Acquisition Loans \$15 million
 Grants to Address Racial Disparities \$ 2 million
 Healthy Homes Program Grants \$20 million
 LIFT Affordable Homeownership Construction \$ 20 million

HOUSING SUPPLY

Affordable Housing Siting (SB 8)
 Affordable Housing on Church-Owned Property (HB 2008)
 Agricultural Worker Housing Support (HB 2096)
 Review of System Development Charges (HB 3040)

LIFT Affordable Rental Housing Construction \$230 million
 Affordable Housing Preservation \$ 50 million
 Agricultural Workforce Housing Tax Credit Increase \$ 10 million
 Affordable Housing Land Acquisition Loan Fund \$ 20 million

WEALTH BUILDING

IDA Program Changes (SB 82) \$ 7 million

FAIR HOUSING

Fair Housing Enforcement \$ 4 million

TOTAL NEW INVESTMENT:
 (General Fund and Bonding)

\$535 million