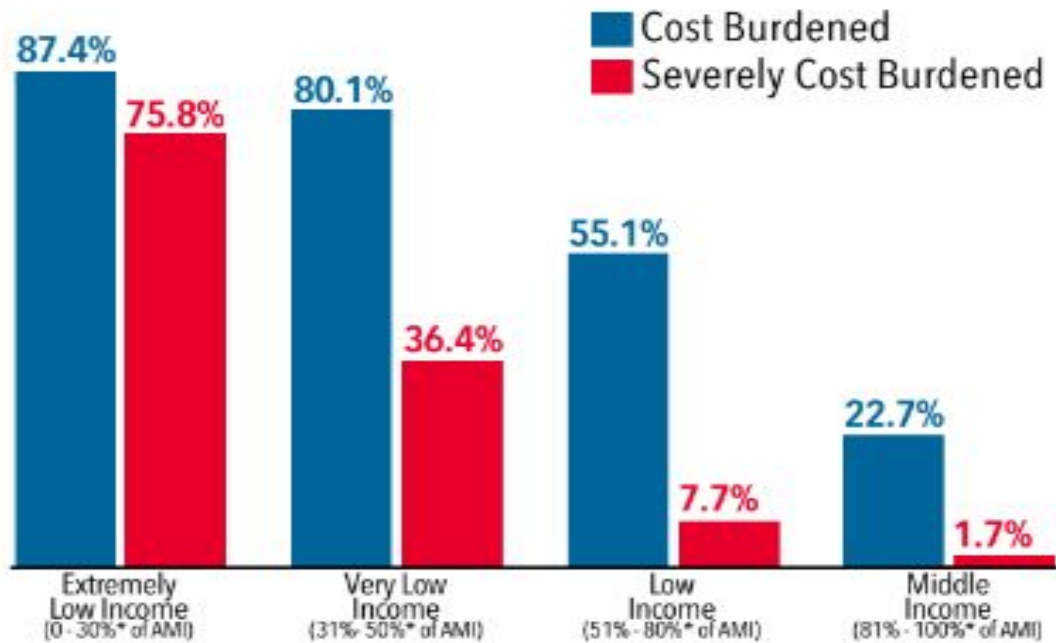


HB3302 - Oregon Low Income Housing Tax Credit (LIHTC)

A solution to the state's housing crisis

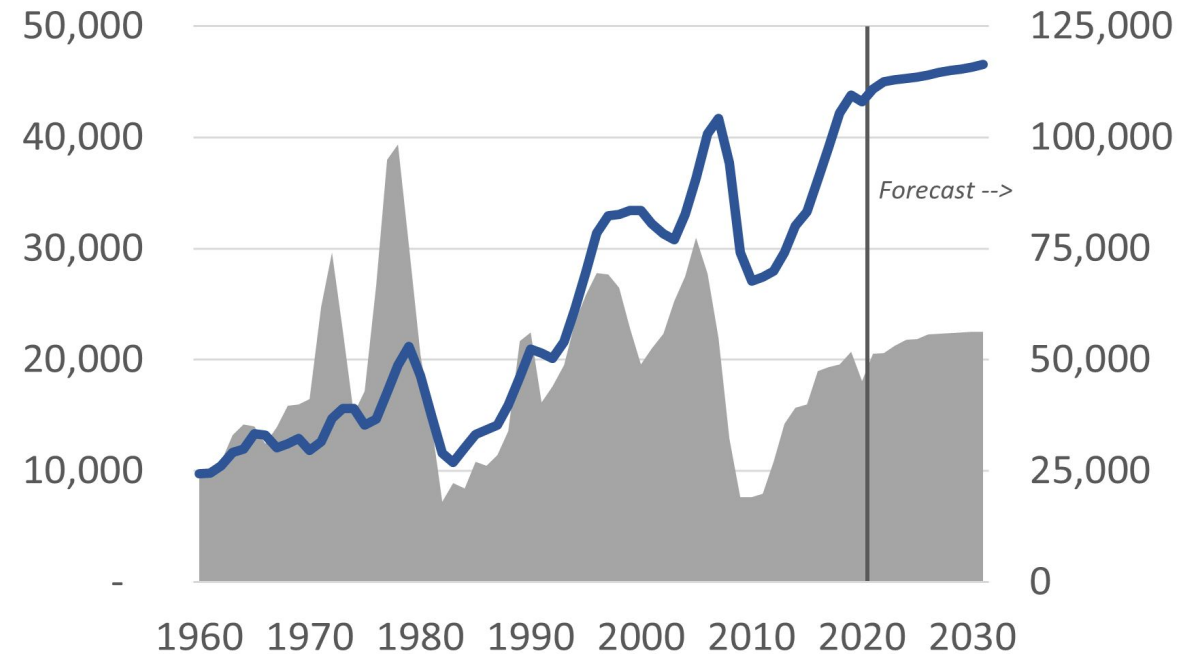
Oregon has an affordable housing crisis

HOUSING COST BURDEN BY INCOME GROUP



Oregon Construction Outlook

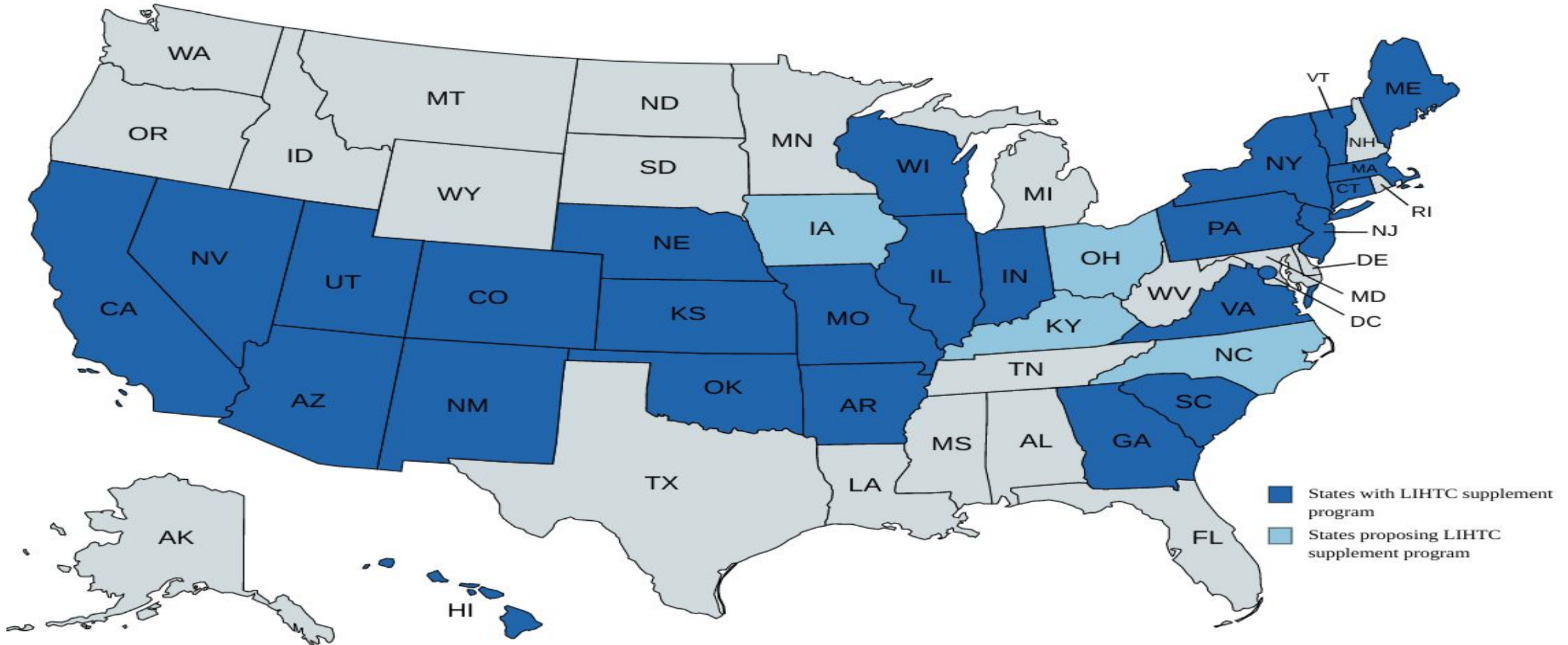
<-- Housing Starts | Employment -->



Latest: 2021 | Source: Census, Oregon Employment Dept, Oregon Office of Economic Analysis

95% of affordable
housing in the US is
financed by LIHTC

OREGON WOULD BE THE FIRST IN THE PNW WITH ITS OWN LIHTC



HB3302 – OREGON LOW INCOME HOUSING TAX CREDIT (LIHTC)

- Supplements either the 4% or the 9% federal credit, according to the state's housing needs assessed by the Oregon Housing and Community Services agency (OHCS)
- Can be claimed for 6 years
- Follows the federal affordability compliance requirement
- Streamlines the application process due to expertise in administering the federal LIHTC

HB3302 – OREGON LOW INCOME HOUSING TAX CREDIT (LIHTC)

- \$100 million Allocation Cap over the 6 years
- State will only lose tax revenue when developers collect the LIHTC
- Loss is immediately offset by increased economic productivity

HB3302 – OREGON LOW INCOME HOUSING TAX CREDIT (LIHTC)

- The tax liability is expected to be around \$0.70 - \$0.72
- Organizations in Oregon will still have an advantage and the state is the beneficiary of all economic impacts once only those with Oregon tax liability can use the state credits
- With a strong state LIHTC, more investors and syndicators will be attracted
- Provide more economic opportunities by expanding the construction workforce

HB3302 – OREGON LOW INCOME HOUSING TAX CREDIT (LIHTC)

- More than double the supply of affordable housing in the state
- Pairs well with existing affordable housing incentives like OAHTC
- After perceiving this positive impact, the legislature may re-authorize the program