



### HB 2761: Expanding Mixed-Income Housing

OHCS uses state and federal funds to support the development of affordable housing across the state, including the renowned, federal Low Income Housing Tax Credits (LIHTC). Many states use LIHTC resources to support mixed income developments to create diverse communities and support economic opportunity for those they serve. Oregon statute prevents OHCS from following national promising practices, which may hinder development in rural parts of our state.

### Problem Statement

Oregon Revised Statute 456.620 restricts OHCS from investing resources for affordable housing where more than 30% of homes in a development are available to households earning over 120% area median income (AMI), even if OHCS funds are not used to develop market rate apartments within the building.



### Policy Solution

In the present development climate, providing some number of affordable homes in a larger market-rate housing development provides much-needed homes for lower income Oregonians, addressing housing for a broader spectrum of housing needs. HB 2761 will retain the Council's authority to establish limits on mixed-income development and directs OHCS to conduct rulemaking to outline cost segregation between affordable and market rate units.

### Contact

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