

Submitter: Justin Cloyd  
On Behalf Of:  
Committee: Senate Committee On Housing and Development  
Measure, Appointment or Topic: HB2964  
Chair Pham, Vice Chair Anderson, and Members of the Committee,

Thank you for the opportunity to provide testimony on House Bill 2964 A. We strongly support this bill, and Policy Package #507, Pre-development in the OHCS budget. My name is Justin Cloyd, and I am an architect with Ink Built Architecture based in Portland. We are currently working with project partners to design and develop about 100 units of affordable housing in Lincoln City and Corvallis. We currently have another approximately 160 units of affordable housing in Grants Pass, Portland, and unincorporated Washington County ready to design and permit as soon as predevelopment loan funds are available again. Specifically, 116 units of affordable housing in Grants Pass is currently in 16th place on the OHCS waitlist for predevelopment funds. These loans are a key component to unlocking affordable housing production by smaller grass-roots developers around the state.

Predevelopment funding is essential for getting projects off the ground. Before our project partners can even apply for construction or permanent financing, they need to line up consultants, conduct feasibility assessments, prepare site control documents, and engage with the community. For organizations like ours and several of our partners that don't have a large balance sheet or deep reserves, predevelopment loans make the difference between moving forward or stalling out.

These loans are not high-risk. Most of them are repaid within four to five years and are typically rolled into permanent financing from OHCS programs, like Low Income Housing Tax Credits or the Local Innovation and Fast Track (LIFT) program, which uses Article XI-Q bond proceeds. These are proven tools with clear pathways to repayment.

We are also seeing growing interest from faith-based groups that want to convert excess land into affordable housing. Many churches and congregations want to do this work, but they face internal processes like land disposition approvals and lack the resources to conduct feasibility studies.

HB 2964 A fills a critical gap. It helps small, community-rooted developers and our partners build the pipeline needed to meet the Governor's housing production goals. This bill would create a path for more projects to succeed, especially in communities where land is available but cash is not.

I urge your support for HB 2964 A. Thank you for your time and commitment to

ensuring all Oregonians have access to safe, stable, and affordable housing.

Sincerely,  
Justin Cloyd  
Ink Built Architecture, Director of Development