

Source	Tool	What is it?	Type of housing	Who has it	Who can apply?	
<b>Local</b>	<b>Housing Trust Fund</b>	Housing Trust Fund	Housing trust funds (HTFs) are funds established by cities, counties, and states that dedicate sources of revenue to support affordable housing. HTFs can be designed locally and tailored to address the range of housing problems specific to a jurisdiction.	Low-income housing. Local jurisdictions can specify for example: 0-30% MHI, 0-50% MHI, or 0-80% MHI.	City of Portland Housing Investment Fund-but does not have a dedicated source of revenue, Eugene, Corvallis, Bend, Salem, Klamath Falls	Administrative guidelines typically outline eligible applicants.
	<b>Land Trusts</b>	Community Land Trusts	A tool to provide homeownership typically for low and moderate income households. The homeowner purchases the house and leases the land that is held in trust. By taking the cost of the land out of the purchase price families of modest means can purchase a home at below market rates. When the home is sold again it typically remains permanently affordable and is sold to another purchaser of modest means. The seller receives a percentage of the equity in addition to the original purchase price.	Typically, low and moderate income housing	Ashland, Milwaukie, The Dalles, Portland, Corvallis, Bend	Typically, low and moderate income
	<b>Loans and Grants</b>	Revolving Loan Fund	Capital lending operation, which typically offers low or no interest loans for affordable housing. Loans may cover pre-construction, new construction, rehabilitation or first or second mortgage depending on structure of local program.	Typically, low income housing as defined by local jurisdiction	Portland Housing Center, Oregon Housing & Community Services Department, Corvallis	Varies but may include qualifying low income home purchasers, non-profits and in some cases for profit developers for affordable housing.
		Predevelopment Loan	Financing for nonprofit developers for the costs necessary to perform specific activities related to site/project feasibility analysis or site preparation.	Typically, low income housing as defined by local jurisdiction.	The Enterprise Foundation, LISC, St. Helens, Corvallis, Salem, Klamath Falls	Nonprofit housing developers
		Deferred Payment Loan	Interest free loans for a specific time period.	Typically, low income housing as defined by local jurisdiction	Clackamas County, Corvallis, Eugene, Florence, Klamath Falls	Homeowners in Targeted Neighborhoods.
		Low-interest Loan	Reduces costs to home buyer for the life of the loan or for home improvements.	Typically, low income housing as defined by local jurisdiction	Washington County, Portland Development Commission, Corvallis, Bend, Eugene, Salem, Medford, Florence, Klamath Falls	Homeowners in Targeted Neighborhoods.
		Foundation Grants	Grants from private foundations.	Varies depending on foundation requirements	The Enterprise Foundation, LISC, Fannie Mae	Nonprofit housing developers

	Community Development Block Grants (CDBG)	Direct grants to entitlement communities from HUD to revitalize neighborhoods expand affordable housing and economic opportunities, and/or improve community facilities and services. Includes the Housing Rehabilitation Program.	Housing for households with incomes below 80% of regional median household income.	Beaverton, Bend, Gresham, Gladstone, Hillsboro, Portland, Clackamas County, Washington County, Eugene, Pendleton, Corvallis, McMinnville, Salem, Medford, Florence	CDBG is allocated by formula to jurisdictions over 50,000 people, and to counties for allocation to smaller jurisdictions.
<b>Bond Allocation</b>	Tax exempt bonds (also taxable bonds)	Tools that typically offer the public and private sectors lower interest rates than conventional financing. Bond proceeds may be used, for example, to finance acquisition, construction, development, rehabilitation and/or improvements for multi-family residential rental housing. Many types of bonds (private activity bonds, governmental use bonds etc.) and options exist for structuring. Each local jurisdiction has a unique body of law pertaining to issuance of these bonds. Adherence to all applicable local, state and federal law is required.	Primarily, multi-family housing projects, but in some cases single family.	City of Portland is an authorized issuer of both taxable & tax exempt bonds. PDC is responsible for processing applications & authorizing bonds. Portland, Washington County, Corvallis	Housing developers. Must meet geographic, income & other requirements.
<b>Tax Increment Financing</b>	Tax Increment Financing.	A designated percentage of funds generated through Urban Renewal Districts (referred to as Tax Increment Financing, or TIF) allocated to affordable housing.	Low-income housing as defined by the local jurisdiction.	City of Portland	Generally, projects within urban renewal district boundaries.
<b>Fee Waivers</b>	Development fee waivers	Local government waives development fees for low-income housing projects.	Generally benefits households earning up to 80% or MHI.	City of Portland, Washington County, Milwaukie, McMinnville, Salem	Non Profit Housing Developers.
<b>Property Tax Abatement Exemption</b>	Property Tax Abatement Exemption	Exemption from county property taxes to promote development of affordable housing.	Low-income housing as defined by the local jurisdiction.	City of Portland/PDC, City of Gresham, Washington County, City of Hillsboro, Clackamas County, Bend, McMinnville, Eugene, Salem	Non Profit Housing Developers.
<b>System Development Charge Exemptions</b>	Transportation SDC Waiver	Fee waiver for projects with vehicle trip generation, low income housing, or in transit oriented developments.	Low income housing and/or transit oriented typically.	City of Portland, Eugene, Salem	In Portland- Non-profit housing developers, Housing Authority.
	Development Fee Waiver	Fee waivers for the construction or rehabilitation of housing.	New construction or rehabilitation.	City of Portland, Washington County	Nonprofit, non-governmental organizations.