



# Oregon Housing & Community Services

Biweekly Legislative Partner Call | June 22, 2023

# Snapshot of OHCS Investments

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- **\$619.2 million to build new homes**, including LIFT, Permanent Supportive Housing, LIFT Homeownership supplemental resources, and a new in-community ag worker housing program
- **\$106.7 million invested in supply solutions and strategies**, including preservation of affordable housing, pre-development, PSH Risk Mitigation, modular housing, and loan guarantees
- **\$395.7 million to prevent and address homelessness and housing instability**, including supporting emergency response, youth homelessness, Tribal governments, shelters and navigation centers, tenant organizations, and more
- **\$20 million** to support homeownership through down payment assistance, lending, manufactured home replacement, and foreclosure counseling
- **\$1.7 million for language access** to support translation of OHCS materials and an assessment of needed investments and approaches to expand program access





## AGENCYWIDE

### Bills outside of OHCS programmatic areas

- [SB 892](#) – OHCS statute clean up bill. *Chaptered*
- [SB 606](#) – Analyze compensation of non-profits. *Awaiting final floor vote*
- [HB 3173](#) – Task Force on Tribal Consultation. *Awaiting final floor vote*

### Budget & Omnibus Bills\*

- [SB 5511](#) – OHCS Budget Bill
- [HB 3395](#) – End of Session Housing Package
- [HB 5019](#) – Early Session Housing Package
- [HB 2001](#) – Early Session Housing Package
- [HB 2071](#) and [HB 2080](#) – Omnibus tax bills

*\*These bills are detailed throughout the slides*

### Investments outside of OHCS program areas

- **\$1.7 million to address language access at OHCS**
- Additional housing investments made through OHCS' partner agencies\*
  - DLCD: \$4.8 million for technical assistance
  - ODHS: \$12.5 million for youth homelessness & \$4 million for college students
  - DAS: \$5 million for grants to Tribes and local governments & additional investments for specific projects or activities
  - ODA: \$5 million for on-farm housing
  - OST: \$3.8 million for moderate-income predevelopment resources

*\*The list is not exhaustive of all housing related investments*

Constitutional Sine Die by 11:59 PM on June 25<sup>th</sup>





## AFFORDABLE RENTAL HOUSING: Legislative Investments

### From Governor's Housing Package

- A portion of bond resources (**\$604.2 million in Article XI-Q bonds**) to develop new affordable homes with LIFT Rental and PSH ([HB 5005](#))
- **\$50 million** to preserve and improve existing affordable homes, prevent rent increases in affordable housing, and preserve manufactured home parks ([HB 5030](#))
- **\$9.7 million** for pre-development of affordable housing (SB 5511)
- **\$4 million** to establish a PSH Risk Mitigation Fund to stabilize operating costs and support the longevity of developments (SB 5511)
- *\$450 million in PAB per calendar year and additional bond allowances (not included in totals)*

### From Legislative Bills Housing Package

- **\$10 million** to develop in-community housing for agricultural employees (HB 3395)
- **\$20 million** to establish Modular Housing grant funding to begin or expand production capacity of modular housing (HB 2001)
- **\$20 million** to develop the Affordable Housing Loan Guarantee Fund for the repayment of loans to finance construction of affordable and moderate-income households (HB 3395)
- **\$3 million** for selling publicly supported housing to retain or extend regulated affordability agreements available via income tax credit (HB 2071)



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# AFFORDABLE RENTAL HOUSING: Bills Moving Impacting OHCS

## OHCS Affordable Rental Housing Bills

- [SB 225](#) – OHCS Private Activity Bond Bill. *Governor Signed*
- [HB 2761](#) – Expand OHCS ability to fund mixed-income developments. *Awaiting final floor vote*

## Tax Bills

- [HB 2071](#) – Omnibus tax credit bill; established the tax credit for sales of publicly supported housing, expands existing tax credit uses, and extends sunsets for the Agricultural Worker Housing Tax Credit and the Oregon Affordable Housing Tax Credit. *Awaiting Floor Vote*

## Policy Bills

- [HB 3414](#) – **Governor’s Bill** to create Housing Accountability and Production Office. *In Ways and Means.*
- [HB 2889](#) – HB 2001 Clean Up Bill. *Awaiting Governor signature*
- [HB 3309](#) – Minimum accessible unit requirement. *Awaiting Floor Vote*
- [HB 2001](#) – Intersections with affordable rental housing work: Oregon Housing Needs Analysis, modular housing predevelopment for middle income (not OHCS), ag housing (not OHCS). *Governor Signed*
- [SB 599](#) – Dwellings used as family child-care homes. *Governor Signed*
- [HB 3442](#) – Allowing development in the 100-year floodplain. *Awaiting Floor Vote*
- [HB 3042](#) – PuSH property update. *Awaiting Floor Vote*





# HOUSING STABILIZATION: Legislative Investments

## Homelessness Emergency Response Investments, \$349.6 million:

Investment	Purpose	Early Session	End of Session	Regions
<b>\$85.2 million</b>	Create 600 new shelter beds & rehouse 1,200 households by Jan. 10, 2024	HB 5019		EO 23-02 Designated Regions
<b>\$45.8 million</b>	Continue operation of the 600 new shelter beds through remainder of 23-25 biennium		HB 5511	
<b>\$17.5 million</b>	Services and block leasing arrangements to maintain unit access for households that were rehoused		HB 5511	
<b>\$39.7 million</b>	Continue rehousing efforts through remainder of 23-25 biennium		HB 5511	
<b>\$2.3 million</b>	Maintain local service provider staffing through remainder of 23-25 biennium to support outreach to people experiencing homelessness & navigation to shelter		HB 5511	
<b>\$27.4 million</b>	Create 100 new shelter beds & rehouse 450 households by June 30, 2025	HB 5019		Balance of State
<b>\$39 million</b> w/ 25% CSO set aside	In Special Purpose Appropriation (SPA) to continue rehousing efforts through remainder of 23-25 biennium		HB 5506	
<b>\$33.6 million</b>	Prevent homelessness for 8,750 households by Jan. 10, 2024	HB 5019		Statewide
<b>\$55 million</b> w/ 30% CSO set aside	Prevent homelessness through remainder of 23-25 biennium		HB 5511	
<b>\$4.1 million</b>	Support OHCS & ODEM emergency response capacity	HB 5019		



# HOUSING STABILIZATION: Legislative Investments

## Additional Housing Stability Investments, \$46.1 million

### Early Session Package (HB 5019)

- **\$5 million** to further Tribal homelessness response efforts
- **\$5 million in** Emergency Housing Account (EHA) funds to provide services and assistance to youth experiencing homelessness.

### End of Session Package (SB 5511)

- **\$24.1 million** to continue operational support for Project Turnkey shelters and Navigation Centers funded through one-time investments in 2019-21 & 2021-23 biennia
- **\$6 million** for Community Alliance of Tenants (CAT), Springfield Eugene Tenant Association (SETA) and Oregon Law Center's Eviction Defense Project to provide support and resources to Oregon tenants
- **An additional \$5 million** to further Tribal homelessness response efforts
- **\$1 million** in Emergency Housing Account (EHA) funds provide services for pets of people experiencing homelessness.\*



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*\*related EHA statute change in HB 3395*



# HOUSING STABILIZATION: Bills Moving Impacting OHCS

## OHCS Bills

- [SB 893](#) – Advances HB 2100 Taskforce recommendations, statutory authority clarifications, and grant/contract streamlining. *Governor signed*

## Policy Bills

- [HB 3417](#) – **Governor’s Bill** to expand eligibility for Housing Choice Landlord Guarantee Program to landlords participating in emergency response rehousing efforts. *Awaiting Senate Floor Vote*
- [HB 3409](#) – Contains various energy-related provisions, including state agency directives to consider actions to aid in achieving state greenhouse gas reduction goals, technical fixes to OHCS Cooling Resource website, and additional state agency Director, including OHCS, participation in “Oregon Climate Action Commission. *Awaiting Senate Floor vote & House concurrence.*
- [HB 3630](#) – Contains various energy-related provisions, including directive to Oregon Dept. of Energy (ODOE) to establish whole-home energy savings program, or "one stop shop“, in consultation with OHCS. *Awaiting Senate Floor vote.*

## Tax

- [HB 2071](#) – Omnibus tax credit bill; including IDA tax credit extension. *Awaiting Senate Floor Vote*







## HOUSING STABILIZATION: Other Key Bills

### Policy Bills

- [HB 2680](#) – Requires landlord to refund screening charge within 14 days if the landlord fills the unit before screening applicant or hasn't screened applicant. *Passed by House & Senate- awaiting signature.*
- [SB 1069](#) – Allows electronic delivery of written notice to landlord or tenant & return of rent or security deposit via electronic means. *Passed by House & Senate- awaiting Governor's signature.*
- [SB 611](#) – Modifies allowable rent increase amounts to 7% + CPI or 10%, whichever is lower. *Awaiting House Floor vote*





## HOMEOWNERSHIP: Legislative Investments

- A portion of bond resources (**\$604.2 million in Article XI-Q bonds**) to develop new affordable homes with Local Innovation Fast Track (LIFT) Homeownership ([HB 5005](#))
- **\$5 million** to ensure LIFT Homeownership can reach rural communities and build the density needed to address our supply crisis (HB 5506)
- **\$7.5 million** for down payment assistance for homebuyers tied to OHCS lending products (SB 5511)
- **\$2.5 million** to help low-income Oregonians replace older or unsafe manufactured homes, preserving an essential part of Oregon's affordable homeownership stock (SB 5511)
- **\$7.5 million** to capitalize a new low-income mortgage loan fund to be run by NOAH (HB 3395)
- **\$2.5 million** for foreclosure avoidance counseling (SB 5511)



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# HOMEOWNERSHIP: Bills Moving Impacting OHCS

## OHCS Bill

- [HB 3151](#) – Manufactured Housing policy bill, including Dispute Resolution Advisory Committee extension. *Awaiting final floor vote*

## Policy Bills

- [SB 702](#) - Amends appraiser training requirements. *Passed*
- [HB 3395](#) – Includes low interest loan fund from SB 937, as well as several statute changes related to HOAs and condos originally found in SB 847. *Awaiting final floor vote*

## Tax Bills

- [HB 2080](#) – Omnibus tax credit bill, includes the changes from HB 2466. *Awaiting final floor vote*
- [HB 2071](#) – Omnibus tax credit bill, includes the changes from HB 2465, expands OAHTC eligibility to include Limited Equity Co-ops. *Awaiting final floor vote*





## DISASTER RECOVERY & RESILIENCE : Bills Moving Impacting OHCS

### OHCS Bill

- [HB 3215](#) – Expands OHCS construction authority to allow for direct contracting as it pertains to disaster recovery and creates a new account related to disaster recovery funding. Awaiting final floor vote. *Awaiting final floor vote*

### Policy Bills

- [HB 3462](#) – Provides that, if OEM, ODHS, or OHCS provide temporary housing to displaced individuals in response to emergency, that the housing is safe and provided in compliance with state and federal laws relating to discrimination. And that when federal disaster resources are available resources OEM, ODHS or OHCS may provide similar or equivalent resources to community members who are ineligible to receive federal resources due to immigration status, subject to availability of funds. *Awaiting final floor vote*



# Thanks for joining!

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## Additional materials to come:

- Legislative Highlights Document shared via stakeholder email Monday
  - [SIGN UP FOR LEGISLATIVE UPDATES NOW!](#)
- Housing Stability Council Presentation July 7<sup>th</sup>
- Watch for a full 2023 Legislative Session Digest to be shared late summer
- More information to come on implementation efforts
  - [Sign up for email updates based on topic area](#)

Please complete [this brief survey](#) to inform how we work with you during future sessions!



A photograph of the Oregon State Capitol building in Salem, Oregon, featuring a prominent white dome with a gold finial. The building is surrounded by a well-manicured lawn and several large, blooming cherry blossom trees in shades of pink and white. The sky is a clear, pale blue. The entire image is overlaid with a semi-transparent dark green filter.

# Updates from partners

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Unmute and share your updates from the 2023 session!

# OHCS Government Relations team

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