



Oregon Housing & Community Services

Biweekly Legislative Partner Call | May 11, 2023

Home Stretch: Securing Investments



\$215+ million Early Session
Housing Package



\$1.316 Billion End of Session
Housing Package



\$1 billion in bond investments



\$316 million in General Fund
investments

Investing in Supply Solutions

\$1 billion in Bond Funding:

- **\$616 million** in Article XI-Q bonds for LIFT Rental* (POP 105, General Obligation Bonds)
- **\$130 million** in Article XI-Q bonds to develop permanent supportive homes (PSH) (POP 104, General Obligation Bonds)
- **\$154 million** in Article XI-Q bonds for LIFT Homeownership* (POP 105, General Obligation Bonds)
- **\$100 million** in lottery bonds for preservation of affordable homes, both rental homes and manufactured home parks (POP 107, Lottery Bonds)

\$18.7 million in General Fund:

- **\$9.7 million** for early-stage, pre-development costs for affordable housing developments
- **\$5 million** to ensure LIFT Homeownership can reach rural communities (POP 109)
- **\$4 million** to establish a PSH Risk Mitigation Fund to stabilize operating costs and support the longevity of PSH developments (POP 090)



**pending applications received, funds may shift from LIFT Homeownership to LIFT Rental*

Homelessness Response & Prevention

\$111.2 million to maintain homelessness response efforts (from early session package):

- **\$45.8 million** to maintain shelter operations in the state created by the Early Session Housing Package
- **\$2.3 million** for outreach positions to maintain staffing for homeless outreach to support access to shelter
- **\$39.7 million** investment in long-term rent assistance for those households rehoused through the Early Session Housing Package
- **\$17.5 million** to maintain unit access for people rehoused through the Early Session Housing Package (e.g., services and block leasing)
- **\$5.9 million** that will expand OHCS capacity to support homelessness response

\$34.6 million to maintain homelessness response efforts (in local communities and from previous biennia):

- **\$24.1 million** to maintain operations for Oregon's existing navigation centers, shelters and Project Turnkey sites
- **\$10.5 million** to address gaps in local government homelessness response efforts given the expiration of one-time federal COVID response resources

\$104.5 million to expand on emergency response efforts into 2023-25:

- **\$48.9 million** to re-house an additional 950 households statewide, with 25% of resources set aside for culturally responsive organizations
- **\$44.6 million** to prevent 9,500 evictions statewide, with 25% of resources set aside for culturally responsive organizations
- **\$5 million** for the nine sovereign tribes for homeless services (POP 106)
- **\$2 million** to improve utilization of the Homeless Management information System (HMIS)



Homeownership, Asset Building, & Improving Program Access

\$14.3 million* to expand homeownership opportunities and keep homeowners in their homes:

- **\$11.8 million** for down payment assistance for homebuyers tied to OHCS lending products (POP 116)
- **\$2.5 million** to replace older or unsafe manufactured homes, preserving an essential part of Oregon's affordable homeownership housing stock (POP 108)

**investments in homeownership are included in previous slide on supply solutions*

\$5 million to support asset building for low-income Oregonians: The Individual Development Account (IDA) Initiative is a matched savings program with a proven track record of creating financially stable households and advancing Oregonians' financial goals. Additional investments in POP 117 will support savers in purchasing a home in response to increasing home process.

\$9 million to improving program access: Investments in POP 103 are needed across the state to improve access to housing resources.

- **\$7.3 million** to provide capacity building and technical assistance to Oregon's community-based organizations
- **\$1.7 million** to improve language access for OHCS programs



Partner Agency Investments

\$16 million in Crime Victim and Survivor Services Division (CVSSD) grant funding:

Investments to provide resources through the Department of Justice (DOJ) to Tribal, culturally specific, and community-based programs that help survivors obtain or maintain safe and stable housing as they are seeking safety from violence

- **\$10 million** for [HB 2933](#) to continue current funding for the Oregon Domestic and Sexual Violence Services Fund for emergency shelter and safety planning and advocacy services
- **\$6 million** for [HB 3018](#) for the Survivor Housing Funds for housing needs, including homelessness prevention, safe emergency housing, and rehousing assistance

\$6.7 million investment in the Department of Land Conservation and Development (DLCD):

- **\$5.4 million** for [HB 3414](#) to establish the Housing Accountability and Production Office within the Department of Land Conservation and the Department of Consumer and Business Services to support local compliance with state housing laws
- **\$1.25 million** for [SB 847](#) to expand the opportunity for middle housing to smaller cities





AGENCYWIDE



Key Upcoming Dates:

May 17: Revenue Forecast to determine 23-25 state resources

May 19: Deadline to host a Work Session in 2nd Chamber

- Cancelled meetings and informational hearings being scheduled as bills move to the floor
- Senate unable to achieve quorum for floor sessions – hurry up and wait

Bills of Note for OHCS Partners

- [SB 606](#) – state compensation of non-profits, in Ways and Means

Rules Committee

- House Rules has two placeholder bills: [HB 3277](#) and [HB 3278](#)
- [HB 2821](#) – nonprofits comply with public meeting law

Agencywide Bill Update

- [SB 892](#) – OHCS General Statute Cleanup, public hearing this morning in House Housing
- [HB 5511](#) – OHCS Budget Bill, in Ways and Means

Passed Legislation

- [HB 5019 Enrolled](#)
- [HB 2001 Enrolled](#)
- [HB 2112 Enrolled](#)





AFFORDABLE RENTAL HOUSING: WAYS AND MEANS

Ways and Means

- [HB 3138](#) – DAS, Regional Rural Revitalization Strategies Consortium. House Housing WS 2/21
- [HB 2981](#) – Infrastructure, Predevelopment, Land, Loan Guarantee, Modular Housing. House Housing WS 3/16
- [HB 2983](#) – DLCD & OHCS funds to support manufactured dwellings and parks. House Housing WS 2/21
- [HB 3209](#) – OHCS veterans housing. House Emergency Management WS 4/4
- [HB 3268](#) – Rural System Development Charge bill. House Housing WS 3/23
- [HB 3482](#) – OHCS predevelopment and technical assistance funding. House Housing WS 3/28
- [HB 3555](#) – Agriculture Workforce Housing. House Housing WS 4/4
- [SB 861](#) – 501(c)(3) Bonds for Affordable Housing. Senate Housing WS 4/3
- [SB 869](#) – DCBS study bill for building efficiency into buildings. Senate Energy WS 4/4

Ways and Means – Capital Construction

- [HB 5005](#) – Bond Bill, XI-Q, PAB, Conduit. Capitol Construction PH 3/31
- [HB 5006](#) – XI-Q Expenditure Bond Bill. Capitol Construction PH 4/7
- [HB 5030](#) – Lottery Bond Bill



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AFFORDABLE RENTAL HOUSING: FLOOR AND COMMITTEE

Senate Committees & Floor

- [HB 2889](#) – HB 2001 Clean Up Bill. House Floor 4/14 (39-3-17-0), Senate Housing PH 5/3 WS 5/8
- [HB 2984](#) – Commercial conversion to workforce housing within UGBs. House Floor 3/28 (35-20-5-0), Senate Housing PH 4/12 WS 5/10
- [HB 3309](#) – Minimum accessible unit requirement. House Housing WS 4/4, House Floor 4/14 (37-5-18-0), Referred to Senate Housing PH 5/3 WS 5/8
- [HB 3042](#) – Expiring Publicly Supported Housing (PuSH) limitations. House Floor 4/5 (32-24-4-0), Senate Housing PH 4/17 WS 5/8
- [HB 3442](#) – Allowing development in the 100-year floodplain. House Floor 4/11 (41-13-6-0), Senate Housing PH 4/24 WS 5/10

House Committees & Floor

- [SB 406](#) – Relating to housing in Tillamook County. Senate Housing PH 3/20, WS 4/3, Senate Floor 4/13 (28-2), PH 4/27 WS 5/11
- [SB 599](#) – Rental Unit as Child Care Facility. Senate Floor 2/16 (27-3-0-0), Referred to House Early Childhood and Human Services PH 5/3 WS 5/8

Rules

- [HB 3414](#) – GOVERNOR’S BILL. Housing Accountability and Production Office. House Housing WS 4/4 PH 5/9

[Construction Workforce Informational in the House Committee on Housing](#)



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AFFORDABLE RENTAL HOUSING: OHCS BILLS & TAX BILLS

OHCS Affordable Rental Housing Bills

- [SB 225](#) – OHCS Private Activity Bond Bill. Senate Finance WS 4/6, Senate Floor 4/13 (27-1-2-0), Referred to House Revenue PH 5/4, awaiting work session
- [HB 2761](#) – House Housing WS 3/28, mistakenly referred to Ways and Means, WS 5/5, headed to the House Floor

Joint Tax

- [HB 3032](#) – Creates Room Renting Tax Deduction. House Housing WS 2/7
- [SB 131](#) – Affordable Housing Lender Tax Credit Sunset Extension. Senate Housing WS 2/15
- [HB 3302](#) – Oregon Low-Income Housing Tax Credit (LIHTC). House Housing WS 3/30
- [HB 2653](#) – Expiring Publicly Supported Housing (PuSH) tax credit. House Housing WS 3/21, Joint Tax PH 4/7
- [HB 2077](#) – Oregon Affordable Housing Tax Credit (OAHTC) sunset extension. Joint Tax PH 3/10
- [HB 2078](#) – Agricultural Workforce Housing Tax Credit (AWHTC) sunset extension. Joint Tax PH 3/10
- [SB 132](#) – AWHTC sunset extension. Senate Natural Resources WS 3/1



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HOUSING STABILIZATION: WAYS & MEANS

Housing Stabilization and Homelessness

- [HB 2879](#) – -1 amendments allocate \$5M to ODHS for nonprofits providing affordable housing support to low-income college students. House Housing WS 4/4
- [HB 3209](#) – \$10M to OHCS to establish an veterans emergency housing program. House Vets & Emerg. Management WS 4/4
- [SB 918](#) – Establishes Oregon Housing Justice Program at OHCS, allocates \$35.5M to Urban League of Portland, Oregon Worker Relief Coalition, IRCO and Community Action Agencies (CAAs), and allows OHCS to compensate Oregonians with lived experience of homelessness for expertise & guidance. Senate Housing WS 4/3
- [SB 600](#) – Allocates \$4.98M to Higher Education Coordinating Commission (HECC) to distribute to Oregon Office for Comm. Dispute Resolution at University of Oregon for mediation services. Senate Ed. WS 4/4
- [SB 496](#) – Allows EHA funds to be used to provide certain care and service to pets of unhoused Oregonians. Senate Housing WS 2/8





HOUSING STABILIZATION: WAYS & MEANS

Energy

- [HB 3459](#) – -1 amendments allocate \$5M per calendar year for Oregon Energy Assistance Program (OEAP). House Climate & Energy WS 3/29
- [HB 3056](#) – Technical fixes to Residential Heat Pump Program at ODHS & Cooling Resource website at OHCS. House Climate, Energy & Environment WS 3/13
- [HB 3166](#) – Requires State Department of Energy, in consultation with OHCS, to establish whole-home energy savings program and high-efficiency electric home rebate program, or "one stop shop". House Climate, Energy & Environment WS 3/15
- [HB 3125](#) – Establishes state water & sewer assistance program (similar to LIHWA). House Ag, Land Use, Natural Resources and Water WS 3/14
- [SB 868](#) – Sets state heat pump goals, requires certain state agencies, including OHCS, to consider actions to aid in achieving greenhouse gas emission reduction goals when carrying out “designated state agency programs” (Designated Programs) that relate to promotion, implementation, incentivization, or regulation of energy efficiency in buildings. Senate Energy & Environment [WS 4/4](#)





HOUSING STABILIZATION: Rules and Joint Tax

Rules

- [HB 3503](#) – Repeals the state prohibition on a local government’s ability to impose rent control limits. House Housing WS 4/4
- [HB 2892](#) – Authorizes granting state agency to prequalify nonprofit organization to receive block grants for purpose of providing goods and services in areas of critical need. House Housing WS 3/30

Joint Tax

- [HB 3032](#) – Tax deduction for rent received for a room in taxpayer’s home. House Housing WS 2/7
- [HB 2092](#) – Extends sunset provisions for various tax credits, including IDA Tax Credit. House Revenue WS 2/28, Joint Tax Expenditures PH 3/31





HOUSING STABILIZATION: Policy Committees & Floor

Awaiting Floor Vote

- [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. House Housing WS 4/4, House Floor 4/18 (38-20-2), Senate Housing WS 5/8 (4-0-1)
- [HB 3417](#) – GOVERNOR'S BILL. Expands eligibility for Housing Choice Landlord Guarantee Program to landlords participating in emergency response rehousing efforts. House Floor 4/12 (51-7-2), Senate Housing WS 5/8 (4-0-1)
- [SB 611](#) – Modifies allowable rent increase amounts, increases amount owed to tenant upon receipt of no-cause eviction. Senate Housing WS 4/3, Senate Rules WS 5/8 (3-1-1), Awaiting Senate Second & Third Reading

Policy Committees

- [SB 1069](#) – Allows electronic delivery of written notice to landlord or tenant & return of rent or security deposit via electronic means. Senate Floor 4/13 (28-0-2-0), House Housing PH 4/27, WS 5/11





HOUSING STABILIZATION: Passed/Awaiting Signature

- [SB 893](#) – OHCS BILL. Defines next steps for HB 2100 Taskforce recommendations, statutory authority clarifications, and grant/contract streamlining. Senate Floor 4/11 (25-4-1), House Housing PH 4/20, WS 4/27 (unanimous vote), House Floor 5/9 (45-13-2)





HOMEOWNERSHIP

Ways and Means

- [HB 2983](#) – Funding for DLCD and OHCS related to Manufactured Home Park development and acquisition. House Housing WS 2/21
- [HB 3487](#) – Directs OHCS to create a financial education curriculum for new homebuyers. House Housing WS 3/30
- [HB 3488](#) – Allocates funds to OHCS for Down Payment Assistance (DPA), as well as to BOLI for fair housing. House Housing WS 3/30
- [HB 3492](#) – Creates a pilot Special Purpose Credit Program. House Housing WS 4/4
- [SB 847](#) – Omnibus bill for many concepts, removes requires that CLT subdivisions form HOAs. Senate Housing WS 4/3
- [SB 937](#) – Creates a low interest loan fund for purchasers of homes in Community Land Trusts. Senate Housing WS 3/22





HOMEOWNERSHIP

Senate Committees

- [HB 3151](#) – Manufactured Housing policy bill, including Dispute Resolution Advisory Committee extension. Senate Floor 3/22 (35-21-4), Senate Housing PH 4/12, WS 5/8
- [SB 976](#) – Disallows, for purposes of personal income tax, mortgage interest deduction for residence other than taxpayer's principal residence. Phases out allowable deduction for interest for principal residence based upon income. Senate Finance and Revenue PH 4/19

Joint Tax

- [HB 3010](#) – Limits the amount allow for the mortgage interest deduction, directs increase revenue to first time homeownership programs.
- [HB 2465](#) – Expands the eligibility for Oregon Affordable Housing Tax Credits (OAHTC) to Limited Equity Co-Ops. PH 4/7

Passed

- [SB 702](#) - Allows Appraiser Certification and Licensure Board to require training on implicit bias and state and federal fair housing laws for real estate appraisers. Senate Floor (24-6-0-0), House Floor (40-20-0-0)





DISASTER RECOVERY & RESILIENCE

Ways and Means

- [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. House Housing WS 3/21

House Revenue

- [SB 1012](#) – Freezes assessed value for homes destroyed in the 2020 Labor Day Wildfires. Senate Floor 4/12 (29-0-1-0), House Revenue PH 5/4

Awaiting Senate Floor Vote

- [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. House Floor 4/14 (35-8-17-0), Senate Housing PH 5/1, WS 5/8



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The background of the slide is a photograph of the Oregon State Capitol building in Salem, Oregon. The building is a large, light-colored stone structure with a prominent central dome topped with a golden spire. In the foreground, there are several cherry blossom trees in full bloom, their pink and white flowers creating a soft, textured frame around the building. The sky is a clear, pale blue. The overall scene is bright and scenic, suggesting a spring setting.

Updates from partners

Unmute and share your updates from the 2023 session!

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