

# Oregon Housing & Community Services

Biweekly Legislative Partner Call | June 22, 2023

# Snapshot of OHCS Investments

- \$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

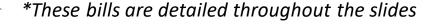
- SB 892 OHCS statute clean up bill.
   Chaptered
- <u>SB 606</u> Analyze compensation of nonprofits. *Awaiting final floor vote*
- HB 3173 Task Force on Tribal
   Consultation. Awaiting final floor vote

### Budget & Omnibus Bills \*

- SB 5511 OHCS Budget Bill
- <u>HB 3395</u> End of Session Housing Package
- HB 5019 Early Session Housing Package
- <u>HB 2001</u> Early Session Housing Package
- HB 2071 and HB 2080 Omnibus tax bills

### 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





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

<sup>\*</sup>The list is <u>not</u> exhaustive of all housing related investments



### **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 (<u>HB 5030</u>)
- \$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)





### 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

- <u>HB 3414</u> **Governor's Bill** to create Housing Accountability and Production Office. *In Ways and Means.*
- <u>HB 2889</u> HB 2001 Clean Up Bill. *Awaiting Governor signature*
- <u>HB 3309</u> 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
- <u>SB 599</u> Dwellings used as family child-care homes. *Governor Signed*
- HB 3442 Allowing development in the 100-year floodplain. Awaiting Floor Vote
- <u>HB 3042</u> PuSH property update. *Awaiting Floor Vote*





## **HOUSING STABILIZATION: Legislative Investments**

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

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





### HOUSING STABILIZATION: Bills Moving Impacting OHCS

#### **OHCS Bills**

• <u>SB 893</u> – Advances HB 2100 Taskforce recommendations, statutory authority clarifications, and grant/contract streamlining. *Governor signed* 

#### **Policy Bills**

- <u>HB 3417</u> **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.
- <u>HB 3630</u> 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

• <u>HB 2071</u> – 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.
- <u>SB 1069</u> 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.*
- <u>SB 611</u> 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 (<u>HB 5005</u>)
- \$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)





### **HOMEOWNERSHIP: Bills Moving Impacting OHCS**

### **OHCS Bill**

• <u>HB 3151</u> – Manufactured Housing policy bill, including Dispute Resolution Advisory Committee extension. *Awaiting final floor vote* 

### **Policy Bills**

- SB 702 Amends appraiser training requirements. *Passed*
- <u>HB 3395</u> 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

- <u>HB 2080</u> Omnibus tax credit bill, includes the changes from HB 2466. Awaiting final floor vote
- <u>HB 2071</u> 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**

• <u>HB 3215</u> – 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**

• <u>HB 3462</u> – 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!

### Additional materials to come:

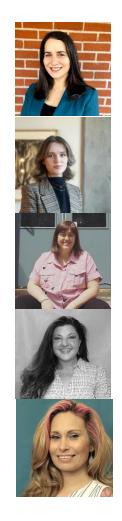
- Legislative Highlights Document shared via stakeholder email Monday
  - SIGN UP FOR LEGISLATIVE UPDATES NOW!
- Housing Stability Council Presentation July 7<sup>th</sup>
- Watch for a full 2023 Legislative Session Digest to be shared late summer
- More information to come on implementation efforts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



Please complete this brief survey to inform how we work with you during future sessions!



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