

## **HB 2095 -1 STAFF MEASURE SUMMARY**

### **House Committee On Housing**

---

**Prepared By:** Claire Adamsick, LPRO Analyst

**Meeting Dates:** 3/11

---

#### **WHAT THE MEASURE DOES:**

Aligns timing of extension of affordability restriction for publicly supported housing with the timing of delivery of notice of intent to withdraw a property from publicly supported housing. Requires property owner of publicly supported housing to deliver notice to a local government that property is eligible for withdrawal from publicly supported housing. Allows the Housing and Community Services Department to designate a qualified purchaser of the property upon delivery of first notice. Requires a property owner, upon late delivery of a notice, to extend affordability restriction on a participating property. Applies provisions of this Act to properties subject to an affordability restriction or contract that is set to terminate on or after 30 months after the effective date.

#### **ISSUES DISCUSSED:**

##### **EFFECT OF AMENDMENT:**

-1 Allows the Housing and Community Services Department to designate a qualified purchaser after delivery of the notice or 30 months prior to the date on which a contract term would expire. Requires owner of publicly supported housing to deliver directly to tenant a notice in plain language that describes the expiration date of the affordability restriction, the owner's intent, safe harbor provisions and other resources available to the tenant. Requires that notice be delivered to the tenant and the department between 12 and 14 months prior to the contract expiration.

##### **BACKGROUND:**

Oregon law defines publicly supported housing as multifamily rental housing developments of five or more units that receives government assistance or subsidies under a contract containing an affordability restriction, which is a limit on rent charged or use of a participating property. Owners of publicly supported housing are required to provide notice to Oregon Housing and Community Services and to local governments regarding the owner's intent to withdraw a property from publicly supported housing at the expiration of a contract. Qualified purchasers (the department and local governments) have the first right of refusal to purchase a property that is withdrawn from publicly supported housing.

House Bill 2095 aligns the timing of an affordability restriction for publicly supported housing with the timing of notice delivery that owner intends to withdraw a property from publicly supported housing. It allows the Housing and Community Services Department to designate a qualified purchaser of the property upon delivery of first notice.