

HB 3555 -4 STAFF MEASURE SUMMARY

House Committee On Housing and Homelessness

Prepared By: Claire Adamsick, LPRO Analyst

Sub-Referral To: Joint Committee On Ways and Means

Meeting Dates: 3/28, 4/4

WHAT THE MEASURE DOES:

Establishes Agricultural Housing Repair Fund within State Treasury, and directs Oregon Housing and Community Services (OHCS) to award and administer grants to landowners on whose property agriculture workforce housing is sited, to repair or replace the housing with a small home or prefabricated structure. Specifies grants may not exceed more than \$10,000 per unit nor exceed 60 percent of repair or replacement costs, and must require an owner bring agriculture workforce housing into compliance with building and occupational safety codes. Appropriates, for the biennium beginning July 1, 2023, \$5 million in General Fund moneys to OHCS for housing repair and replacement grants.

Directs OHCS to provide grants to qualified housing sponsors for predevelopment or development costs related to developing community housing supporting agricultural employees. Defines, for purposes of grantmaking, “community housing supporting agricultural employees” as a housing development within an urban growth boundary; consisting of a multifamily dwelling or cluster of buildings, including manufactured housing; located within 20 miles of significant agricultural employment; and promoted and developed with amenities suitable for agricultural workers and their families. Requires housing units must remain affordable to rent for low income households for no less than 99 years, and be operated as a consumer housing cooperative or similar model preserving affordability or resident control of property. Allows OHCS to prioritize applications based on non-profit status of applicant, other potential funding to be leveraged, and proximity to significant agricultural employment and specific amenities. Specifies reporting requirements for grant recipients. Appropriates, for the biennium beginning July 1, 2023, \$20 million in General Fund moneys to OHCS for community housing development grants. Repeals provisions of Act January 2, 2028. Declares emergency, effective on passage.

FISCAL: Fiscal lite statement issued for referral to Joint Committee on Ways and Means

REVENUE: No revenue impact

ISSUES DISCUSSED:

- Agricultural workforce housing repair fund provisions and allocations removed from measure due to incorporation in enrolled HB 2001 (2023)
- Assistance requested in measure is in addition to agriculture workforce housing tax credit
- Request for information on current state program supporting agriculture workforce housing
- Limiting housing to within UGB to support community access to resources

EFFECT OF AMENDMENT:

-4 Removes provisions and allocations for Agricultural Housing Repair Fund. Expands, for grants for community housing supporting agricultural employees, eligible housing types to include prefabricated, modular, 3-D printed housing or other innovative construction. Modifies required affordability period for grant-funded housing from 99 years to 60 years. Specifies OHCS may prioritize, in awarding grants, applications from nonprofits serving agricultural workers or developers partnering with such nonprofit organizations. Appropriates, for the biennium beginning July 1, 2023, \$10 Million in General Fund Moneys to OHCS for agricultural worker housing predevelopment and development grants.

BACKGROUND:

This summary has not been adopted or officially endorsed by action of the committee.

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There are two primary types of housing for agricultural workers: farm-based and community-based. Seasonal and migrant farmworkers often live in housing on or near the farm where they work. Agricultural employers and labor camp operators are required to annually register their farm-based farmworker housing with the Oregon Occupational Safety & Health Division (OR-OSHA). There were 400 registered farmworker housing facilities in 2022, with an estimated occupancy of over 10,000 workers.

House Bill 3555 establishes the Agricultural Housing Repair Fund and allocates \$5 million to OHCS to provide grants for repair or replacement of agriculture workforce housing. The measure allocates \$20 million to OHCS for predevelopment and development grants for non-profits and partner developers building community housing supporting agricultural employees, and specifies conditions of housing developed under these grants related to location, long-term affordability, and use of a housing cooperative model.