

A-Engrossed
Senate Bill 918

Ordered by the Senate April 10
Including Senate Amendments dated April 10

Sponsored by COMMITTEE ON HOUSING AND DEVELOPMENT

SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure.

[Requires Housing and Community Services Department to study housing. Directs department to submit findings to interim committees of Legislative Assembly related to housing not later than September 15, 2024.]

Directs Housing and Community Services Department to establish Oregon Housing Justice Program to provide grants for housing stability. Sunsets program on January 2, 2026.

Appropriates moneys from General Fund to department for grants.

Allows department to provide stipends to people with lived experience of homelessness and housing instability for participation in advisory committees, focus groups and surveys.

A BILL FOR AN ACT

1
2 Relating to housing; creating new provisions; and amending ORS 456.625.

3 **Be It Enacted by the People of the State of Oregon:**

4 **SECTION 1. Section 2 of this 2023 Act is added to and made a part of ORS chapter 458.**

5 **SECTION 2. (1) The Housing and Community Services Department shall establish an**
6 **Oregon Housing Justice Program to provide:**

7 (a) **Grants to culturally specific and culturally responsive organizations, to provide**
8 **homelessness services and to support activities such as street outreach, shelter services and**
9 **homelessness prevention to reduce disparities, especially racial disparities, among popu-**
10 **lations experiencing homelessness or housing instability across this state.**

11 (b) **A grant to Oregon Worker Relief, a public benefit corporation, to provide housing**
12 **stability support and housing-related services to Oregonians statewide who are excluded from**
13 **traditional statewide investments.**

14 (c) **A grant to The Urban League of Portland, Inc., a public benefit corporation, to con-**
15 **tinue a network of culturally specific organizations statewide to provide assistance and ser-**
16 **vices to households who are at risk of housing instability and homelessness including by**
17 **providing case management, rent assistance, housing services, employment training, legal**
18 **assistance, peer support and health and financial education.**

19 (d) **A grant to The Immigrant and Refugee Community Organization, a public benefit**
20 **corporation, to support housing stability for immigrant and refugee populations and other**
21 **eligible populations as determined by the department.**

22 (e) **Grants to community action agencies for homelessness prevention and housing sta-**
23 **bility work throughout this state.**

24 (2) **In awarding grants under subsection (1)(a) of this section, the department shall, to**
25 **the extent feasible, extend current agreements with organizations that received moneys from**

NOTE: Matter in **boldfaced** type in an amended section is new; matter *[italic and bracketed]* is existing law to be omitted. New sections are in **boldfaced** type.

1 **the department during the biennium ending June 30, 2023.**

2 **SECTION 3. Section 2 of this 2023 Act is repealed on January 2, 2026.**

3 **SECTION 4. In addition to and not in lieu of any other appropriation, there is appropri-**
4 **ated to the Housing and Community Services Department, for the biennium beginning July**
5 **1, 2023, out of the General Fund, the amount of:**

6 (1) **\$100,000 to provide grants under section 2 (1)(a) of this 2023 Act.**

7 (2) **\$14,000,000 to provide a grant under section 2 (1)(b) of this 2023 Act.**

8 (3) **\$10,500,000 to provide a grant under section 2 (1)(c) of this 2023 Act.**

9 (4) **\$1,500,000 to provide a grant under section 2 (1)(d) of this 2023 Act.**

10 (5) **\$9,500,000 to provide grants under section 2 (1)(e) of this 2023 Act.**

11 **SECTION 5. ORS 456.625 is amended to read:**

12 456.625. The Housing and Community Services Department may:

13 (1) Undertake and carry out studies and analyses of housing needs within the state and ways
14 of meeting such needs and make the results of such studies and analyses available to the public,
15 qualified housing sponsors and the private housing sector.

16 (2) Prepare proposals on measures it considers necessary to address administration, housing
17 programs or community services programs.

18 (3) With the approval of the Oregon Housing Stability Council, assess fees, charges or interest
19 in connection with housing programs.

20 (4) Encourage community organizations to assist in initiating housing projects for persons and
21 families of lower income.

22 (5) Encourage the salvage of usable housing scheduled for demolition or dislocation because of
23 highway, school, urban renewal or other public projects by seeking authority for the public agencies
24 involved in such programs to use the funds provided for the demolition or relocation of such
25 buildings to enable qualified housing sponsors to relocate and rehabilitate such buildings for use by
26 persons and families of lower income.

27 (6) Encourage research and demonstration projects to develop techniques and methods for in-
28 creasing the supply of adequate, decent, safe and sanitary housing for persons and families of lower
29 income.

30 (7) Make or participate in the making of residential loans to qualified individuals or housing
31 sponsors to provide for the acquisition, construction, improvement, rehabilitation or permanent fi-
32 nancing of residential housing or housing development; undertake commitments to make residential
33 loans; purchase and sell residential loans at public or private sale; modify or alter such mortgages
34 or loans; foreclose on any such mortgage or security interest or commence any action to protect
35 or enforce any right conferred upon the department by any law, mortgage, security, agreement,
36 contract or other agreement and to bid for and purchase property that is subject to such mortgage
37 or security interest at any foreclosure or other sale; acquire or take possession of any such property
38 and complete, administer, conserve, improve and otherwise use the property to accomplish the
39 department's purposes, pay the principal and interest on any obligations incurred in connection with
40 such property and dispose of such property in such manner as the department determines necessary
41 to protect its interests under ORS 456.515 to 456.725 and ORS chapter 458.

42 (8) Unless specifically exempted by the State Treasurer, deposit with the State Treasurer any
43 funds held in reserve or sinking funds under ORS 456.515 to 456.725 and ORS chapter 458 and any
44 other moneys not required for immediate use or disbursement by the department, subject to the
45 provisions of any agreement with holders of bonds entered into prior to October 15, 1983.

1 (9) Advise and assist in the creation of any nonprofit housing corporation, consumer housing
2 cooperative or limited dividend housing sponsor and give approval of the articles of incorporation
3 and bylaws of any such organization in carrying out ORS 456.515 to 456.725.

4 (10) Cooperate with and exchange services, personnel and information with any federal, state
5 or local governmental agency.

6 (11) With the approval of the State Treasurer, contract for the services of and consultation with
7 trustees, investment and financial advisors, paying agents, remarketing agents and other profes-
8 sional persons or organizations in carrying out ORS 456.515 to 456.725 and ORS chapter 458.

9 (12) Contract for, act on or perform any other duties that the department considers necessary
10 or appropriate to carry out housing programs and community services programs, including but not
11 limited to contracting to provide compliance monitoring or other administrative functions with re-
12 spect to housing developments and affordable housing, whether or not the housing developments or
13 affordable housing receives department funding and whether or not the housing developments or
14 affordable housing is located within this state. For purposes of this subsection, "affordable
15 housing" has the meaning given that term in ORS 456.055.

16 (13) Purchase, service, sell and make commitments to purchase, service and sell residential loans
17 to the extent permitted by ORS 456.635 and 456.640 (1) to (3).

18 (14) Initiate or assist appropriate state agencies, governmental bodies and public or private
19 housing sponsors in the development, construction, acquisition, ownership, leasing, rehabilitation or
20 management of housing to carry out the purposes of ORS 456.515 to 456.725 and ORS chapter 458
21 where such housing is not otherwise affordable or available in the area.

22 (15) Execute and record written instruments that contain terms, including but not limited to
23 restrictive covenants or equitable servitudes, pertaining to the use and enjoyment of housing
24 projects. Notwithstanding any other provision of law, the executed instruments shall constitute and
25 create restrictive covenants affecting and running with the property according to the terms of the
26 instruments when recorded in the records of the county where the property is located. County clerks
27 shall accept the instruments for recording when presented by or on behalf of the department.

28 (16) Subject to the provisions of any agreement then existing with bondholders, make available
29 funds by contract, grant, loan or otherwise, including loan guarantees, insurance or other financial
30 leveraging techniques, from moneys made available by the department to carry out the purposes of
31 ORS 456.515 to 456.725, if such moneys are not needed for the operations of the department or oth-
32 erwise determined by the Director of the Housing and Community Services Department to be a
33 necessary or prudent reserve.

34 (17) With the approval of the Oregon Housing Stability Council, award grants to private or
35 public entities to support or develop programs that build on successful strategies that help individ-
36 uals obtain and retain housing, including through:

37 (a) Tenant education services for low-income tenants, including Rent Guarantee Program train-
38 ing under ORS 456.608 (3);

39 (b) Fair housing training for tenants and landlords;

40 (c) Technological innovations that help low-income individuals find and access available rental
41 housing; and

42 (d) Other education, services or resources for low-income tenants and prospective tenants and
43 for landlords who serve low-income tenants.

44 **(18) With the approval of the council, develop a policy that provides stipends to people**
45 **with lived experience of homelessness and housing instability for providing solicited feedback**

1 in order to share decision-making with, and to prioritize the experiences of, those who are
2 most impacted by the programs and policies of the department. The policy:

3 (a) Must specify when participants are eligible for stipends, including by participation in
4 formal advisory committees, focus groups, surveys, and by other means as further defined
5 by the department;

6 (b) May not allow for participants to otherwise be compensated for their attendance at
7 meetings;

8 (c) May provide that stipends take the form of cash, gift cards or other means as deter-
9 mined by the department;

10 (d) May allow the department to contract with nonprofit organizations and other entities
11 to facilitate the delivery of the stipends; and

12 (e) Must limit the value of a stipend to the per diem paid to members of the Legislative
13 Assembly under ORS 171.072 and the reimbursement of actual and necessary travel or other
14 expenses actually incurred in the performance of a participant's duties under paragraph (a)
15 of this subsection within the limits provided by law or by the Oregon Department of Ad-
16 ministrative Services under ORS 292.210 to 292.250.

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