

HB 3034 STAFF MEASURE SUMMARY

House Committee On Housing and Homelessness

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Meeting Dates: 2/5, 2/12

WHAT THE MEASURE DOES:

Alters the role of the Oregon Housing Stability Council in developing policy for the use of funds in Emergency Housing Account.

Fiscal impact: No fiscal impact

Revenue impact: No revenue impact

ISSUES DISCUSSED:

- Provisions of the measure
- Emergency Housing Account background and role clarity for Oregon Housing Stability Council and Oregon Department of Housing and Community Services
- Mandates of the Oregon Housing Stability Council

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

The [Housing Stability Council](#) is an advisory body to the Oregon Department of Housing and Community Services (the Department). Its mission is to provide leadership in, and review and set policy for, the development and financing of affordable housing throughout the state of Oregon. Council members are appointed by the Governor and confirmed by the Senate. The Council formulates policy, reviews, and decides on program rules and standards, and approves or denies loans and grants. Its authority is established in ORS 456.395–456.620 and ORS 458.310–458.655. The Council convenes monthly on a regular schedule. The Council sets the strategic direction for the Department and establishes a policy framework that informs the Department’s decisions. In collaboration with the Department and community partners, the Council helps shape the Department’s strategic plan, prioritizing efforts to increase affordable housing statewide and enhance funding for community services. These priorities are reflected in the Statewide Housing Plan. Beyond strategy development, the Council also evaluates and rules on the regulations and standards related to planning, development, management, and revitalization of affordable housing. In its work, the Council endeavors to align with other state and federally funded agencies that support low-income Oregonians and foster statewide economic growth. These agencies include the Community Action Partnership of Oregon (CAPO), the Department of Human Services (DHS), the Oregon Health Authority (OHA), and various economic development, business, and transportation entities. Operating within the Department’s overarching strategies and policies, the Council directs the distribution of funds by examining and approving requests for loans, grants, and other resources that align with agency goals. It sets threshold purchase prices for properties and authorizes short-term, interest-free advances to nonprofit sponsors of housing projects. Additionally, the Council may establish loan guarantee preferences for low-income housing or mixed-use structures with affordable units, especially where the Department has made a financial investment such as a grant, loan, or tax credit. Acting as a fiduciary body, it determines loan terms, income limitations, and governing rules, including those related to state bond sales. The Council may also institute a formula that balances lender and developer interests while ensuring the long-term stability of state-funded housing units. Furthermore, the

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

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Council advises the Department, elected officials, and regulators on legislative, or rulemaking matters that influence the availability and cost of affordable housing. It aids in setting legislative priorities and drafting bills before each session. Every year, the Council reviews the Department's annual operating plan, receiving regular updates from the Director, and identifies key issues to address. Its discussions typically center on the Department's broader mission and policies rather than on specific project financing or service delivery decisions.