

## HB 3035 -1 STAFF MEASURE SUMMARY

### House Committee On Housing and Homelessness

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**Meeting Dates:** 2/5, 2/12

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#### WHAT THE MEASURE DOES:

The measure tasks the Oregon Housing and Community Services Department to set income limits for families who want to buy homes with the department's financial help. The bill also removes the limit on how much can be borrowed to fix or improve a single-family home for low-income households. It updates the definitions of "residential housing" and "dwelling accommodations" and expands the meaning of "residential loan" to include refinancing, even if the original loan wasn't from the department.

#### Detailed Summary:

##### Carrying out housing programs

- Requires the Oregon Housing and Community Services (OHCS) Department to establish maximum household income limits for residential housing for homeownership financed in whole or in part by the department.

##### Loan Authority of OHCS

- Removes cap on maximum principal amount of a single loan for rehabilitation or improvement of existing single-family homes for persons and families of lower income.

##### Definitions

- Modifies "residential housing" definition and defines "dwelling accommodations".
- Expands the definition of "residential loan" to include any loan to refinance a loan that fits the criteria of a residential loan, whether or not the original loan was made by the department.

*Fiscal impact: Has minimal fiscal impact*

*Revenue impact: No revenue impact*

#### ISSUES DISCUSSED:

- Provisions of the measure

#### EFFECT OF AMENDMENT:

-1 Clarifies the definition of dwelling accommodations.

#### BACKGROUND:

The Oregon Housing and Community Services Department (OHCS) [offers a variety of programs to assist Oregonians](#) with housing needs. Oregon Housing and Community Services is organized into seven divisions overseeing 12 sections that administer over 35 federal and state programs.

#### Affordable Rental Housing Development Programs

The Affordable Rental Housing program within OHCS is committed to developing and maintaining high-quality, affordable rental options for Oregonians with low to moderate incomes. It provides financial support, guarantees that properties perform well over time, and upholds all program requirements. Additionally, the division backs a wide array of affordable housing projects, including both permanent supportive housing and HUD's rent-assisted housing programs.

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- Low-Income Housing Tax Credits (LIHTC): Provides tax incentives to developers to create affordable rental housing.
- Local Innovation and Fast Track (LIFT) Rental Housing: Aims to quickly develop affordable rental units to address housing shortages.
- Permanent Supportive Housing (PSH): Combines affordable housing with support services for individuals experiencing homelessness or other challenges.
- Agricultural Workforce Housing Tax Credit: Encourages the development or rehabilitation of housing for agricultural workers.
- General Housing Account Program (GHAP): Provides funds for affordable housing development and preservation.
- HOME Investment Partnership Program: Offers grants to states and localities to fund housing programs that meet local needs.
- Land Acquisition Revolving Loan Program: Assists in acquiring land for affordable housing development.
- Construction Loan Guarantee
- Permanent Loan Guarantee
- Oregon Affordable Housing Tax Credit: Supports the financing of affordable housing projects through tax credits.
- Multifamily Energy Program
- BuildUp Oregon - Co-location of affordable housing and early child care and learning
- Modular Housing Development Fund
- PuSH Seller's Tax Credit

### Homeownership Assistance

The Homeownership Division is dedicated to helping low- and moderate-income Oregonians achieve and maintain homeownership. It is organized into four areas—Homeownership Programs, Manufactured & Marina Communities, Homeowner Assistance, and Homeownership Lending—that work together to widen access to affordable home options. These areas provide services such as competitive market-rate mortgages, down payment assistance, pre-purchase education, and personalized counseling. They also support long-term homeownership by offering ongoing education, foreclosure prevention counseling, mediation services, funding for necessary repairs, and specialized resources for manufactured housing.

Additionally, the Homeownership Programs help boost the number of affordable homes available by funding new homeownership developments. Overall, the division adopts a proactive, people-centered approach to empower first-time buyers and ensure stability for all homebuyers. By applying an equity and racial justice perspective to its work, the division strives to eliminate systemic housing obstacles and promote fair access to homeownership for every Oregonian.

- Oregon Homeowner Assistance Fund: Provides financial aid to homeowners struggling with mortgage payments due to the COVID-19 pandemic.
- Oregon Bond Residential Loan Program
- Flex Lending
- Down Payment Assistance Program
- Local Innovation and Fast Track (LIFT) Homeownership Program
- Homeowner Assistance Fund
- Homeownership Centers
- Homeownership Development

### Housing Stabilization

The Housing Stabilization Division of OHCS is dedicated to serving low-income Oregonians by offering vital support. It partners with a wide range of local organizations, including culturally specific groups and community

stakeholders, to channel federal and state funds toward critical services like housing, utilities, and energy assistance. These services are key to securing and maintaining safe, affordable housing. By applying a racial justice perspective to address systemic issues, the division uses a comprehensive, wraparound approach aimed at ending homelessness and housing insecurity, ensuring that every Oregonian has access to the essential resources they need.

**Energy and Weatherization Assistance**

- Low-Income Energy Assistance Program: Helps low-income households with energy costs.
- Weatherization Assistance Program: Provides services to improve the energy efficiency of homes, reducing energy costs for low-income families.
- Low-Income Household Water Assistance Program (LIHWAP)
- Oregon Energy Assistance Program (OEAP)
- State Home Oil Weatherization (SHOW) Program
- State Home Oil Weatherization (SHOW) Program
- Weatherization Training and Technical Assistance (WX T&TA)

**Homelessness Prevention and Assistance**

- Emergency Housing Assistance (EHA): Offers funds to prevent homelessness and provide emergency shelter.
- State Homeless Assistance Program (SHAP): Supports emergency shelters and services for individuals experiencing homelessness.

**Asset Building, Management, and Compliance**

- The Oregon Individual Development Account (IDA) Initiative is a program that provides education for low-income Oregonians to learn how to define and reach their financial goals. The program offers matched savings accounts to help low-income Oregonians save for major assets like a home, education, or business.
- Housing Preservation Compliance - Publicly Supported Housing Contract Preservation
- Compliance
- Elderly Bond
- Low-Income Housing Tax Credit
- HOME, HOME-ARP, National Housing Trust Fund
- Housing Grants (i.e. GHAP)
- Risk Share

**HUD Housing Compliance**

- HUD Project-Based Section 8 Housing
- HUD 811 Project Rental Assistance