

# HB2018

Fast Tracking Housing

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Central Oregon Cities Organization

# 2024

- Housing “PACKAGE”:
- Testimony = Infrastructure costs = KEY FACTOR / Huge Obstacle
- We know that Infrastructure costs skyrocketing
- Agencies are backlogged
- Solution: Legislature wanted quicker allocations



20 **SECTION 1. (1) As used in this section:**  
21 (a) **“Housing development” means multifamily housing or a mix of multifamily, middle**  
22 **housing and single-family housing units planned, owned or constructed together through one**  
23 **or more applications or development projects under ORS 227.175 or a development agreement**  
24 **under ORS 94.504 to 94.528.**  
25 (b) **“Infrastructure project” means a specific project for which funds are appropriated**

**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.

LC 279

A-Eng. HB 4134

1 **under section 5 of this 2024 Act.**  
2 (c) **“Workforce income household” means a household with income less than or equal to**  
3 **130 percent of the county median income based on information or estimates available from**  
4 **the United States Census Bureau.**  
5 (2) **The Oregon Department of Administrative Services shall provide grants to cities for**  
6 **the purpose of developing infrastructure projects.**  
7 (3) **To receive a grant under this section, a city must agree that:**  
8 (a) **The infrastructure project will be within the city’s urban growth boundary and will**  
9 **contribute to the development of housing within the urban growth boundary;**  
10 (b) **The infrastructure project will be completed within 24 months of the disbursement**  
11 **of the funds;**  
12 (c) **The city has identified a specific, planned housing development that will be primarily**  
13 **benefited by the infrastructure project;**  
14 (d) **The city has or will enter into an agreement with the property owner of the housing**  
15 **development as provided in subsection (4) of this section;**  
16 (e) **The city will assign to the state any moneys or claims based on subsection (4)(c) of**  
17 **this section; and**  
18 (f) **The city will provide reports as required under section 2 of this 2024 Act.**  
19 (4) **A city may not receive a disbursement of the grant until the city and the property**  
20 **owner of the identified housing development have entered into one or more agreements to**  
21 **provide that:**  
22 (a) **The owner will construct a minimum specified number of housing units before the**  
23 **latter of 36 months after the completion of the infrastructure project or 60 months after the**  
24 **disbursement of the infrastructure grant.**  
25 (b) **No less than 30 percent of the dwelling units within the housing development will be**  
26 **subject to an affordable housing covenant, as defined in ORS 456.270, under which:**  
27 (A) **The city shall serve as or designate the covenant holder; and**  
28 (B) **The housing will be made affordable to workforce income households for a period of**  
29 **no less than 10 years.**  
30 (c) **In addition to any other remedies, the owner is liable to repay to the city the amount**  
31 **of the infrastructure grant under this section if the units are not developed or the**  
32 **affordability is not maintained as required in this subsection, except for delays outside of the**  
33 **owner’s control.**  
34 (d) **The owner will assist the city in its reporting requirements under section 2 of this**  
35 **2024 Act.**



# House Bill 4134

Sponsored by Representatives ELMER, GOMBERG; Representatives BOICE, CONRAD, HARTMAN, Senators BOQUIST, KNOPP, MEEK, PATTERSON, SMITH DB (Pre-session filed.)

HB 4134

The following summary is provided for informational purposes only. It is not intended to be a substitute for the actual text of the bill.

At the request of:

Chief Sponsors:

Regular Sponsors:

Representative Elmer, Gomberg, Helfrich

Representative Andersen, Boice, Bowman, Breese-Iverson, Bynum, Conrad, Cramer, Diehl, Evans, Fahey, Gamba, Grayber, Hartman, Hudson, Javadi, Kropf, Levy B, Levy E, McLain, Nelson, Neron, Nguyen H, Owens, Pham H, Reschke, Reynolds, Scharf, Smith G, Wright, Yunker, Senator Boquist, Frederick, Knopp, Meek, Patterson, Smith DB, (Pre-session filed.)

body thereof subject to the following provisions: (a) The bill shall be subject to the provisions of the bill as amended.

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the people of the State of Oregon:

**SECTION 1.** (1) As used in this section:

(a) "Housing development" means multifamily housing or a mix of multifamily, middle housing and single-family housing units planned, owned or constructed together through one or more applications or development projects under ORS 227.175 or a development agreement under ORS 94.504 to 94.528.

(b) "Infrastructure project" means a specific project for which funds are appropriated under section 5 of this 2024 Act.

(c) "Workforce income household" means a household with income less than or equal to 130 percent of the county median income based on information or estimates available from

**SECTION 4.** Section 2 of this 2024 Act is repealed on January 2, 2030.

**SECTION 5.** In addition to and not in lieu of any other appropriation, there are appropriated to the Oregon Department of Administrative Services, for the biennium ending June 30, 2025, out of the General Fund, to provide grants under section 1 of this 2024 Act, the following amounts:

(1) \$3,925,000 for a grant to the City of Madras for public road improvements, utility connections, sewer and water improvements.

(2) \$3,729,000 for a grant to the City of Dayton for public water and sewer infrastructure improvements for Neck Road.

(3) \$3,400,000 for a grant to the City of Carlton for public water, sewer, storm, and street improvements to Scott Street.

(4) \$3,000,000 for a grant to the City of Burns for Miller Springs Infrastructure Improvements - Phase 1.

(5) \$2,000,000 for a grant to the City of McMinnville for water infrastructure for Zone 2.

(6) \$2,000,000 for a grant to the City of Sheridan for reconstruction of Sheridan Road.

(7) \$1,450,000 for a grant to the City of Amity for off-site street improvements to Oak Avenue.

(8) \$875,000 for a grant to the City of Newport for public roadway and wastewater infrastructure upgrades.

(9) \$875,000 for a grant to the City of Gold Beach for public road, water, sewer and utility upgrades in relation to Hunter Creek.

(10) \$640,000 for a grant to the City of Toledo for infrastructure on Sturdevant Road.

**SECTION 6.** This 2024 Act being necessary for the immediate preservation of the public peace, health and safety, an emergency is declared to exist, and this 2024 Act takes effect on its passage.

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.

# Enrolled Senate Bill 1530

Printed pursuant to Senate Interim Rule 213.28 by order of the Pre-Session Committee on Rules, indicating neither advocacy nor endorsement by the Senate or the Oregon Legislative Assembly. Printed at the request of Senate Interim Committee on Housing.

CHAPTER .....

AN ACT

Relating to state financial administration; and declaring an emergency.

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

**SECTION 1.** In addition to and not in lieu of any other appropriation made to the Housing and Community Services Department, for 2025, out of the General Fund, the following amounts:

- (1) \$65,000,000 for the operations, services and administrative project turnkey sites and navigation centers.
- (2) \$34,000,000 for homelessness prevention services, including the Oregon Eviction Diversion and Prevention and Eviction Programs, as well as services administered by culturally responsive organizations.
- (3) \$7,000,000 for distribution to Urban League of Portland services.
- (4) \$5,000,000 to provide matching funds for deposits into income under ORS 458.675 to 458.700.
- (5) \$1,000,000 for distribution to Seeding Justice for tenant support for residents whose housing may be withdrawn from or is within a manufactured dwelling park being sold or closed.

**SECTION 2.** In addition to and not in lieu of any other appropriation to the Oregon Department of Administrative Services, for 2025, out of the General Fund, the following amounts:

- (1) \$1,000,000 for distribution to Community Warehouse to provide household goods and furnishings to low-income residents across the state.
- (2) \$25,000,000 for distribution to Albina Vision Trust for the purchase of property on North Dixon Street in Portland for development.
- (3) \$1,250,000 for distribution to Center for African Immigration for the purchase of property on Southeast Stark Street in Portland for housing.
- (4) \$3,000,000 for distribution to Center for Intercultural Outreach for the purchase of property on East Burnside Street in Portland for affordable housing.

- (14) \$750,000 to Iron Tribe Network for Multnomah County self-pay home.
- (15) \$750,000 to Iron Tribe Network for Columbia County self-pay home.
- (16) \$260,000 to Iron Tribe Network for Clackamas County subsidy/peer cost subsidy.

- (17) \$650,000 to Iron Tribe Network for Marion County self-pay home.
- (18) \$500,000 to Juntos NW, Inc. for transitional housing program.
- (19) \$211,000 to The Lasko Refuge, LLC for Lasko Refuge housing expansion.
- (20) \$500,000 to Miracles Club MLK Limited Partnership for purchase of housing.
- (21) \$500,000 to Miracles Club MLK Limited Partnership for purchase of housing.
- (22) \$700,000 to Painted Horse Recovery, Inc. for recovery housing expansion.
- (23) \$915,177 to Transcending Hope for next steps rapid rehousing expansion.
- (24) \$1,020,000 to Transcending Hope for Familias Transcendiendo down payment support.
- (25) \$350,000 to Transcending Hope for Above and Beyond down payment support for recovery housing.
- (26) \$900,000 to Tillamook Family Counseling Center, Inc. for Tillamook recovery housing purchase.
- (27) \$98,000 to West Coast Sober Housing, Inc. for women's housing support.

**SECTION 9.** In addition to and not in lieu of any other appropriation made to the Oregon Business Development Department, for the biennium 2025, out of the General Fund, the following amounts for distribution to the following infrastructure projects to support the development of housing:

- (1) \$2,100,000 to the City of Albany for extension of water and sewer infrastructure.
- (2) \$3,000,000 to the City of Beaverton for the Kemmer Booster Pump drinking water supply to new neighborhoods in Cooper Mountain Community.
- (3) \$1,500,000 to the City of Butte Falls for wastewater treatment plant upgrades.
- (4) \$1,186,000 to the City of Chiloquin for water, sewer and stormwater Street/King Kong Housing Development and Valley Street/Mountain Street.
- (5) \$3,000,000 to the City of Cottage Grove to install water, sewer infrastructure for a 35-acre parcel the city owns for housing development.
- (6) \$1,000,000 to the City of Creswell for wastewater treatment facility connections to a regional treatment facility.
- (7) \$1,300,000 to the City of Culver for mainline sewer reroute to provide development.
- (8) \$1,000,000 to the City of Dallas for sewer and stormwater infrastructure La Creole Node master plan.
- (9) \$6,000,000 to the City of Eugene for water and sewer infrastructure along Crow Road.
- (10) \$1,900,000 to the City of Florence for water, sewer and wastewater four blocks of city-owned property to be developed.
- (11) \$1,000,000 to the City of Gold Hill for replacement of water distribution improvements and upgrades to water treatment facilities.
- (12) \$3,000,000 to the City of Gresham for water, sewer and stormwater the redevelopment of former Kmart property in Civic Neighborhood at 7th and NW Burnside Road.
- (13) \$2,438,595 to the City of Hood River for water, sewer and stormwater for 7.1 acres of city-owned land for housing development.
- (14) \$1,100,000 to the City of Hubbard for upgrades to a wastewater system improvements and wastewater system improvements.

- (15) \$500,000 to the City of Independence for sewer infrastructure for Polk Community Development Corporation on Gun Club Road.

- (16) \$1,705,000 to the City of Irrigon for water and sewer infrastructure for the Tumbleweed development and the Molly development.
- (17) \$100,000 to the City of Klamath Falls for a new sewer lift station for housing development.
- (18) \$250,000 to the Klamath Housing Authority for a new sewer lift station for housing development.
- (19) \$1,753,185 to the City of Lake Oswego for water, sewer and stormwater infrastructure improvements for Habitat for Humanity development.
- (20) \$3,000,000 to the City of Lincoln City for a booster pump station for Spring Lake housing development.
- (21) \$1,425,000 to the City of Madras for stormwater infrastructure for The Heights at Yarrow Apartments and Belmont Lane Apartments.
- (22) \$2,709,000 to the City of Manzanita for water and stormwater infrastructure for residential housing development.
- (23) \$195,094 to the City of McMinnville for water, stormwater and sewer infrastructure gap funding for housing development.
- (24) \$945,000 to the City of Medford to construct a regional stormwater facility to serve the New Spirit development.
- (25) \$1,200,000 to the City of Monmouth for water, sewer and stormwater improvements for Riddle Road development.
- (26) \$900,000 to the City of North Bend for stormwater and sewer collection system upgrades for Gloria Dei site development and water, sewer and stormwater infrastructure improvements for Maple Leaf development.
- (27) \$3,000,000 to the Oak Lodge Water Services Authority for wastewater treatment facility upgrades.
- (28) \$1,650,000 to the City of Phoenix for water, sewer and stormwater infrastructure improvements to extend water line to service developable property.
- (29) \$2,000,000 to the City of Prineville for water, sewer and stormwater infrastructure for multifamily development.
- (30) \$2,500,000 to the City of Redmond for water, sewer and stormwater infrastructure for Northpoint Vista development.
- (31) \$1,500,000 to the City of Shady Cove for development of the city drinking water system.
- (32) \$3,000,000 to the City of Siletz for wastewater treatment plant upgrades.
- (33) \$3,000,000 to the City of Springfield for sewer infrastructure improvements for Glenwood Riverfront area development.
- (34) \$3,000,000 to the City of Stayton for sewer infrastructure improvements along Ida Street and Marion from Evergreen to 4th.
- (35) \$2,865,000 to the City of Sutherlin for water, sewer and stormwater infrastructure improvements for Oak Terrace Village housing development.
- (36) \$300,000 to the City of Talent for water and sewer system development charges for infrastructure and water, sewer and stormwater infrastructure improvements for housing development.
- (37) \$274,057 to the City of Tillamook for improvements for Jones-Knudson Apartments.
- (38) \$1,566,000 to the City of Tigard for sewer and stormwater infrastructure improvements for housing development.
- (39) \$3,000,000 to the Tualatin Valley Water District for upgrades to the pump station on SW 189th Avenue in Beaverton.
- (40) \$6,000,000 to Prosper Portland for the extension of NW Johnson Street and associated water and sewer utilities to support the construction of new affordable housing units.