

## **SB 949 -3 STAFF MEASURE SUMMARY**

### **Senate Committee On Housing and Development**

---

**Prepared By:** Kaia Maclaren, LPRO Analyst

**Sub-Referral To:** Joint Committee On Ways and Means

**Meeting Dates:** 2/12, 3/26

---

#### **WHAT THE MEASURE DOES:**

The measure directs the Housing and Community Services Department to establish a project developing affordable, mixed-use housing that integrates residential units with community services and commercial spaces. The measure specifies that this development should prioritize the needs of persons facing housing insecurity in the North and Northeast sections of Portland.

##### Detailed Summary:

Directs the Housing and Community Services Department (the Department) to establish a project (the project) to develop affordable, mixed-use housing that integrates residential units with community services and commercial spaces to serve individuals and families facing housing insecurity in the North and Northeast Portland metro area. Establishes the following objectives for the project:

- Strengthening existing wrap-around services from community-based organizations aimed at underserved youth;
- Promoting economic development; and
- Providing affordable housing options for 644 individuals.

Requires that the project utilize environmentally sustainable practices in construction and energy efficient design. Directs the Department to consult with Self Enhancement, Inc., and other stakeholders in establishing and effectuating the project. Appropriates \$10 million for the project from the general fund. Requires the Department to submit an annual report to the Legislature on the progress of the project consecutively for five years. Sunsets project January 2, 2030. Declares an emergency, effective on passage.

*Fiscal impact: Fiscal Impact Issued*

*Revenue impact: No revenue impact*

#### **ISSUES DISCUSSED:**

- Impact of housing crisis on North and Northeast Portland
- Homelessness associated with housing cost burden
- Create neighborhoods and communities - not just housing - with mixed-use concept
- Benefits of integrating resources with housing
- Coupling funds with other sources, including existing grant programs through OHCS
- Housing stabilization within the existing community, allowing residents to stay near schools, work, places of worship, and support-systems
- Proven track-record of Self Enhancement Inc in housing and community stabilization
- Upcoming amendment to streamline language and avoid creating a new program within OHCS

#### **EFFECT OF AMENDMENT:**

-3 Removes language directing the Housing and Community Services Department (the Department) to establish a new project, as well as objectives and guidelines for that project. Appropriates \$10 million out of the General Fund to the Department to be distributed to Self Enhancement, Inc. for the purpose of acquiring and developing mixed-use affordable housing in North and Northeast Portland. Sunsets January 2, 2028.

Declares and emergency, effective July 1, 2025.

**BACKGROUND:**

[Self Enhancement, Inc. \(SEI\)](#) is a community-based multi-service organization serving African Americans and others living in poverty or seeking culturally responsive services in North and Northeast Portland. Founded in 1981, the organization grew to be the largest Black-led nonprofit in Oregon, and in that time has distributed over a billion dollars worth of services to the North and Northeast Portland community. SEI has codeveloped three buildings in North and Northeast Portland, housing a combined 252 individuals. [Oregon Housing and Community Services \(OHCS\)](#) is Oregon's housing finance agency, responsible for program support and for distributing and overseeing funds provided by the State of Oregon. OHCS runs or oversees a variety of housing-stability programs, housing assistance for both renters and homeowners, development financing, and homelessness prevention, among others.