

HB 3649 -2 STAFF MEASURE SUMMARY

House Committee On Housing and Homelessness

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Sub-Referral To: Joint Committee On Ways and Means

Meeting Dates: 3/24, 4/7

WHAT THE MEASURE DOES:

The measure directs the Housing Accountability and Production Office (HAPO) to award grants to public benefit nonprofit corporations to provide regional housing coordination services to support the development of market rate housing within the region and report to the legislature on the results of the grant program.

Detailed Summary:

Directs the Housing Accountability and Production Office (HAPO) to award grants to public benefit nonprofit corporations to provide regional housing coordination services to support the development of market rate housing within the region, including through support provided by:

- informing local businesses, school districts, hospitals, and other employers about opportunities to co-invest in housing;
- providing connections among local governments, investment partners, and land and housing resources;
- informing local governments and their elected officials of opportunities to contribute to housing co-investment efforts, including by providing financial incentives, identifying available lands for development, and eliminating existing barriers;
- maintaining a collection of available city, county, state, and federal housing co-investment resources to share with public bodies, developers, nonprofit corporations, and other businesses; and
- assisting housing development partners and local governments in facilitating agreements and strategies.

Allows HAPO to award grants to up to five public benefit nonprofit corporations throughout the state or to a single nonprofit corporation that shall provide up to five subgrants.

Requires grants to awarded by January 1, 2026. Sunsets grant program on January 2, 2028.

Directs HAPO to report on the results of the grant program to the legislature by September 15, 2027.

Appropriates unspecified amount to the Department of Land Conservation and Development for deposit into the Housing Accountability and Production Office Fund to administer grant program.

Declares emergency, effective July 1, 2025.

ISSUES DISCUSSED:

- Pre-leasing, outreach, and master lease agreements process
- Administrative structure related to local function
- Regional housing coordinators examples in practice and non-regulatory environment

EFFECT OF AMENDMENT:

-2 The amendment assigns the implementation of the grant program to the Oregon Department of Administrative Services (DAS) instead of the Housing Accountability and Production Office (HAPO).

Detailed Summary:

Directs the Oregon Department of Administrative Services (DAS) to award a grant to a public benefit nonprofit corporation with expertise in public-private partnerships to provide regional housing coordination services to

support the development of market rate housing within the region.

Requires nonprofit corporation to:

- inform local businesses, school districts, hospitals and other employers about opportunities to coinvest in housing;
- provide connections among local governments, investment partners, and land and housing resources;
- inform local governments and their elected officials of opportunities to contribute to housing co-investment efforts, including by providing financial incentives, identifying available lands for development and eliminating existing barriers;
- maintain a collection of available city, county, state and federal housing co-investment resources to share with public bodies, developers, nonprofit corporations and other businesses;
- assist housing development partners and local governments in facilitating agreements and strategies.

Directs the recipient of the grant to provide up to five subgrants throughout this state and coordinate with the Regional Solutions Program.

Requires the grant to be awarded by January 1, 2026.

Requires DAS to report to the legislature on the results of the grant program by September 15, 2027.

Sunsets program on January 2, 2028.

Appropriates \$2,500,000 to DAS to implement grant program.

Declares emergency, effective on July 1, 2025.

BACKGROUND:

The Housing Accountability and Production Office (HAPO) is an initiative established under Senate Bill 1537 (2024). The Department of Land Conservation and Development and the Department of Consumer and Business Services entered into an interagency agreement to establish and administer the Housing Accountability and Production Office. The Oregon Housing Accountability and Production Office is a state agency responsible for overseeing and coordinating efforts to produce affordable housing throughout Oregon, often by providing funding, guidance, and technical support to minimize barriers to housing production and ensure compliance with state laws and regulations.