

SB 52 -1, -2 STAFF MEASURE SUMMARY

Senate Committee On Housing and Development

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Meeting Dates: 4/7, 4/9

WHAT THE MEASURE DOES:

The measure directs the Housing and Community Services Department to study housing.

Fiscal impact: May have fiscal impact, but no statement yet issued

Revenue impact: No revenue impact.

ISSUES DISCUSSED:

- Evaluation of:
 - land and construction costs;
 - regulatory barriers;
 - regional variation in barriers;
 - wage laws;
- Limited state and federal resources
- role for committee members in further refining research questions
- role of state government and the role of local governments in implementing findings from the study

EFFECT OF AMENDMENT:

-1 Replaces the measure.

The amendment directs the Legislative Policy and Research Director to conduct a study of factors the impede the production of affordable housing units in Oregon.

Detailed Summary:

Directs the Legislative Policy and Research Director to conduct a study of factors the impede the production of affordable housing units in Oregon. Requires that the study include:

- a review of existing research relating to the construction costs of affordable housing, including the costs of land, development, financing, regulatory compliance, and other factors that may negatively influence the production of affordable housing;
- a review of state regulatory, financial, or economic factors that support or limit the development of different types of affordable housing projects, including mixed-use developments;
- a comparison of identifiable cost differences among affordable housing projects on a per-unit basis, subject to and not subject to prevailing wage laws, that includes project costs, labor or wage costs and project completion timelines for construction over the past five years in Oregon; and
- an identification of regional factors that impede or support affordable housing development in Oregon.

Requires that the study rely on publicly available affordable housing data and related expenditure or cost data, and, where public data is unavailable, collect data from a sample of affordable housing development projects completed within the last five years. Requires that the study examine regional variations within the state. Allows the Legislative and Policy Research Office to contract with an outside research entity for the purposes of undertaking the study, and directs all state agencies to assist in the study and furnish (within the bounds of confidentiality) information necessary to complete the study. Requires the Director to submit a report on the study to the legislature by September 15, 2026.

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Requires that the Director, in undertaking the study, consult with experts on the subject who are involved in affordable housing production, representing diverse regions and perspectives. State that these experts should include, but are not limited to:

- Developers and construction firms;
- labor;
- community organizations; and
- state and local government agencies.

Declares an emergency, effective on passage.

-2 The amendment **updates the -1** by requiring the Legislative Policy and Research Director to submit to the legislature a report on the study by August 15, 2026 instead of September 15, 2026.

BACKGROUND:

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 renter and homeowners, development financing, and homelessness prevention, among others. The General Fund is a significant source of OHCS's budget, providing \$618.3 million of the total budget of \$3.4 billion in the 2023-2025 biennium. According to the [2023-2025 detailed budget analysis](#) by the Legislative Fiscal Office (LFO), the sharp increase in housing prices, interest rates, and costs associated with development have driven housing insecurity among Oregonians while also having significant impacts of the growing budget needs of OHCS. According to LFO, "[OHCS]'s budget has increased by nearly \$1.4 billion total funds since the 2003-2005 biennium. The change reflects increases in population growth, economic factors ranging from interest rates and lending environments to recessions (driving the need for additional housing assistance), and an increased focus on the contributions that stable housing can make to health outcomes, educational attainment, and lower levels of crime and recidivism."