



Legislative Fiscal Office
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Bill Title: Relating to affordable housing; declaring an emergency.

Government Unit(s) Affected: Housing and Community Services Department, Counties, Cities, Confederated Tribes of Grand Ronde, Confederated Tribes of Siletz, Confederated Tribes of Warm Springs, Burns Paiute Tribe, Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians, Confederated Tribes of Umatilla Indian Reservation, Coquille Indian Tribe, Cow Creek Band of Umpqua Indians, Klamath Tribes

Summary of Fiscal Impact

Costs related to the measure are anticipated to be minimal - see explanatory analysis.

Measure Description

The measure directs the Housing and Community Services Department (HCSD) to award loans for the predevelopment costs of developing new housing, including professional services, studies, development fees, community engage efforts, or other costs directly connected to and assist with specific development projects. Loans provided by HCSD may not be used to purchase land. To be eligible for loans under the proposed program, the new housing must be subject to an affordability restriction making the property affordable to rent or own by a low-income household. Eligible entities for a loan include public benefit or religious nonprofit corporations, federally recognized Indian tribes, housing authorities, or developers partnering with an eligible entity.

The measure requires HCSD to complete any initial rulemaking to administer the loan program and develop loan applications. In adopting those rules, OBDD must combine the proposed program with existing predevelopment loan programs operated by the department, except for any program for agricultural workforce housing.

Fiscal Analysis

The fiscal impact of the measure is anticipated to be minimal to HCSD. Although the measure directs HCSD to award loans for predevelopment costs of developing new housing to specified entities, HCSD already administers similar programs that award loans for predevelopment costs of developing new housing. Because the measure directs HCSD to combine the proposed loan program with existing predevelopment loan programs operated by the department, HCSD would not necessarily require additional resources. However, combining these programs may increase demand for existing predevelopment resources.

The measure is not anticipated to have a fiscal impact on cities, counties, and the nine federally recognized Indian Tribes in Oregon.

Relevant Dates

The measure declares an emergency and takes effect on passage.

No later than June 1, 2026, HCSD shall conduct initial rulemaking to administer the loan program and develop the loan applications.