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WAYS AND MEANS

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To: Capital Construction Subcommittee
From: Michael Graham, Legislative Fiscal Office
Date: June 18, 2025
Subject: SB 51 – Relating to housing
Work Session Recommendations

SB 51 directs the Housing and Community Services Department to contract with the Housing Development Center, Inc., to support affordable housing property management. The measure appropriates \$3.3 million General Fund to the department in the 2025-27 biennium to contract with the Housing Development Center, Inc., which includes \$2 million for improving occupancy rates, expediting move-ins, preventing evictions, reducing residential turnover, and enhancing the well-being of residents in affordable housing projects; and \$1.3 million for providing asset management training to entities that own or operate affordable housing projects.

The measure also directs the department to establish and maintain an affordable housing preservation program to coordinate affordable housing preservation efforts and incentivize the preservation of affordable housing. The department must regularly analyze operating expenses of the existing portfolio of publicly supported housing, and regularly update and publish an affordable housing preservation strategy framework report. The impact of updating and publishing a formal framework is anticipated to be absorbable within existing agency resources.

Amendment

The –A6 amendment decreases the fiscal impact of the measure from \$7.3 million to \$3.3 million; and removes the requirement that the department develop and implement a program to advance the growth and availability of culturally responsive property management services. The amendment also fixes a drafting error in the measure.

LFO recommends adoption of the –A6 amendment.

MOTION: I move adoption of the –A6 amendment to SB 51. *(vote)*

Final Subcommittee Action

LFO recommends that SB 51, as amended by the –A6 amendment, be moved to the Ways and Means Full Committee.

MOTION: I move SB 51, as amended, to the Full Committee with a do pass recommendation. *(vote)*

Carriers

Full Committee: _____

House Floor: _____

Senate Floor: _____