



Legislative Fiscal Office  
83<sup>rd</sup> Oregon Legislative Assembly  
2025 Regular Session

Prepared by: Michael Graham  
Reviewed by: Michelle Deister, Amanda Beitel  
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**Bill Title:** Relating to housing; declaring an emergency.

**Government Unit(s) Affected:** Housing and Community Services Department, Cities, Counties, 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**

2025-27 Biennium	General Fund	Lottery Funds	Other Funds	Federal Funds	Total Funds	Positions	FTE
Housing and Community Services Department	\$ 3,300,000	\$ -	\$ -	\$ -	\$ 3,300,000	-	-
<b>Total Fiscal Impact</b>	<b>\$ 3,300,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,300,000</b>	<b>-</b>	<b>-</b>

2027-29 Biennium	General Fund	Lottery Funds	Other Funds	Federal Funds	Total Funds	Positions	FTE
Housing and Community Services Department	\$ -	\$ -	\$ -	\$ -	\$ -	-	-
<b>Total Fiscal Impact</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>	<b>-</b>

**Measure Description**

The measure directs the Housing and Community Services Department (HCSD) to contract with the Housing Development Center, Inc., for the purposes of improving occupancy rates, expediting move-ins, preventing evictions, reducing residential turnover, enhancing the well-being of residents in affordable housing projects, and providing asset management training to nonprofit corporations, federally recognized Indian tribes in Oregon, local governments, and housing authorities that own or operate affordable housing projects, through grants to operators.

The measure appropriates \$3.3 million General Fund to HCSD in the 2025-27 biennium to implement these provisions, which includes \$2 million to contract with the Housing Development Center, Inc. to enhance the well-being of residents in affordable housing projects; and \$1.3 million to contract with the Housing Development Center, Inc. to provide asset management training.

The measure also directs HCSD to establish and maintain an affordable housing preservation program to coordinate affordable housing preservation efforts, collect and analyze data regarding affordable housing at risk of loss, and identify and aggregate available sources of funding for preservation, including Article XI-Q bonds, which are not currently utilized as a financing source for affordable housing preservation. Under the measure, HCSD 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.

**Fiscal Analysis**

The fiscal impact of the measure is \$3.3 million General Fund in the 2025-27 biennium. The measure provides funding for HCSD to contract with the Housing Development Center, Inc. HCSD currently awards funding as it becomes available to viable projects with expiring affordability covenants or those at risk of reverting to market-rate housing. The impact of producing and updating a formal framework and regular reports as required by the measure is anticipated to be absorbable within the agency's existing position authority.

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 July 1, 2025.

Section 1 of the measure, requiring HCSD to contract with the Housing Development Center, Inc., sunsets on June 30, 2027.