



Legislative Fiscal Office
83rd Oregon Legislative Assembly
2025 Regular Session

Prepared by: Michael Graham
Reviewed by: Michelle Deister
Date: June 19, 2025

Bill Title: Relating to housing.

Government Unit(s) Affected: Housing and Community Services Department

Summary of Fiscal Impact

2025-27 Biennium	General Fund	Lottery Funds	Other Funds	Federal Funds	Total Funds	Positions	FTE
Housing and Community Services Department	\$ -	\$ -	\$ 1,979,090	\$ -	\$ 1,979,090	8	6.58
Total Fiscal Impact	\$ -	\$ -	\$ 1,979,090	\$ -	\$ 1,979,090	8	6.58

2027-29 Biennium	General Fund	Lottery Funds	Other Funds	Federal Funds	Total Funds	Positions	FTE
Housing and Community Services Department	\$ -	\$ -	\$ 2,403,280	\$ -	\$ 2,403,280	8	8.00
Total Fiscal Impact	\$ -	\$ -	\$ 2,403,280	\$ -	\$ 2,403,280	8	8.00

Measure Description

The measure defines “mixed income housing” for purposes of the measure, and requires the Housing and Community Services Department (HCSD) to do the following:

- By November 15, 2025, HCSD must submit a report to interim legislative committees related to housing that provides recommendations on how to structure a mixed income housing revolving loan fund and any necessary statutory authorization needed to create the fund.
- By September 15, 2026, HCSD shall provide a report to interim legislative committees related to housing on the progress of the rulemaking and recommendations for funding the lending strategies described in the measure.
- By January 1, 2027, HCSD shall use its existing statutory authority to develop and implement lending strategies that can be used to provide permanent long-term financing for residential housing.

Fiscal Analysis

The measure has a fiscal impact of \$2 million Other Funds and eight positions (6.58 FTE) in the 2025-27 biennium. HCSD will utilize existing fee revenue from conduit bonds to stand up a lending and underwriting structure pursuant to section 1(3) of the measure. HCSD will need eight permanent, full-time positions to implement this direct lending program, which include:

- One Procurement and Contract Specialist 3 (0.75 FTE)
- One Construction Project Manager 2 (0.96 FTE)
- One Appraiser Analyst 4 (0.96 FTE)
- One Loan Specialist 2 (0.75 FTE)
- One Loan Specialist 3 (0.50 FTE)
- One Fiscal Analyst 3 (0.75 FTE)

- One Operations and Policy Analyst 4 (0.96 FTE)
- One Policy Planning and Development Manager 2 (0.96 FTE)

These positions will develop underwriting agreements, review and compliance methodologies and procedures, project assessment, and loan management repayment. The total cost of these positions, including position-related services and supplies, is \$2 million Other Funds in the 2025-27 biennium. In the 2027-29 biennium, the estimated impact is \$2.4 million Other Funds to administer the program.

Program start up and position costs will be funded from application and service fees charged by HCSD for conduit bonds issued on behalf of developers. Going forward, HCSD will use its existing authority to issue revenue bonds to fund the program. Bond proceeds will provide the funding for the loans, and interest income and related fees and charges will provide the source of ongoing support for program administration.

Relevant Dates

The measure takes effect 91 days after adjournment sine die.

The measure requires HCSD to submit two reports to the Legislature. The first report is due by November 15, 2025; the second report is due by September 15, 2026.

HCSD shall conduct rulemaking to develop and implement lending strategies that can be used for permanent long-term financing for residential housing by January 1, 2027.